



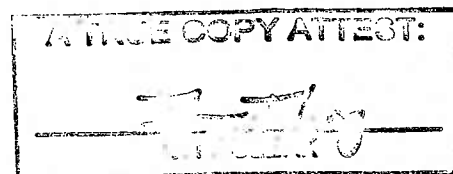
CITY OF SOMERVILLE
DOROTHY A. KELLY GAY, MAYOR

ASSEMBLY SQUARE REVITALIZATION PLAN ***2002 MAJOR PLAN CHANGE***



Approved by the Board of Aldermen on September 26, 2002

SOMERVILLE REDEVELOPMENT AUTHORITY
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ASSEMBLY SQUARE REVITALIZATION PLAN

2002 Major Plan Change

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EXECUTIVE SUMMARY

Introduction

In 1980, the Somerville Redevelopment Authority (SRA), the City of Somerville, and the Commonwealth of Massachusetts approved an urban renewal plan for the Assembly Square district known as the "Assembly Square Revitalization Plan" (the "1980 Plan"). This document is a Major Plan Change to the 1980 Plan and is entitled the "2002 Plan". The 2002 Plan amends the 1980 Plan by adding:

- ❖ New effective dates
- ❖ Restated goals
- ❖ New maps to reflect currently existing and proposed conditions
- ❖ A finding of continued eligibility
- ❖ New development objectives reflecting a new vision for Assembly Square
- ❖ New acquisition and disposition parcels
- ❖ An updated financial plan
- ❖ Evidence of municipal approvals required for the major plan change
- ❖ Current expectations regarding site preparation
- ❖ Currently proposed short and long term public improvements
- ❖ Obligations to be imposed upon designated redevelopers
- ❖ Specifications and designations regarding disposition parcels
- ❖ Citizen participation

New Effective Dates

The 2002 Plan will take effect August 1, 2002, or upon such date as approved by the Department of Housing and Community Development (DHCD), at which time it will supersede the 1980 Plan. The 2002 Plan will remain in effect until August 1, 2022.

Prior Plan Changes

This is the first Major Plan Change to the 1980 Plan. There have been a number of Minor Plan Changes over the years, as described below:

1. Extension of the original expiration date from February 1, 2000 to February 1, 2001 (authorized by the SRA 1/00, approved by DHCD 1/00);

2. Amending section 10.1 to authorize acquisition of property not related to UDAG-funded improvements (authorized by the SRA 12/99, approved by DHCD 11/00);
3. Naming of the former B&M Rail Yards, also known as "Yard 21" (parcel NA-D4) as an acquisition parcel (authorized by the SRA 12/99, approved by DHCD 11/00);
4. Extension of the revised expiration date from February 1, 2001 to February 1, 2002 (authorized by the SRA 1/01, approved by DHCD 1/01);
5. Naming of "Yard 21" as disposition parcel B-9 (authorized by the SRA 5/01, approved by DHCD 6/01);
6. Rewording of Section 14 of this Plan to match that language with current regulations (authorized by the SRA 12/01, approved by DHCD 1/02); and
7. Extension of the revised expiration date from February 1, 2002 to August 1, 2002 (authorized by the SRA 1/01 and 1/02, approved by DHCD 1/02)

The New Vision for Assembly Square

The 1980 Plan was created to assist in the transition of the Assembly Square district from warehouse/distribution, heavy industrial, and rail yards to commercial uses including retail, office, hotel, restaurant and entertainment. More than twenty years later that transition is still underway. The 1980 Plan recommended further public action if its goals and objectives were not met within the original twenty-year period. Faced with the expiration of the original plan, the City of Somerville initiated a major planning process for the Assembly Square District in 1999. A team of outside professional planning consultants led this effort in conjunction with the Office of Housing and Community Development (OHCD), a citizen advisory committee, and members of the public at a series of well-attended community meetings. The product of this effort was a new planning document, entitled "Assembly Square Planning Study: The Vision and Implementation Plan for the Future" (the "Planning Study"). The Planning Study has demonstrated the need for ongoing public action in Assembly Square. Although all the goals and objectives of the 1980 Plan have not been realized, there is a renewed commitment to achieve them over the next twenty years.

The Planning Study established a mission statement for revitalization of the Assembly Square district:

Create the best use of Assembly Square physically, economically, environmentally and socially by taking advantage of the regional transportation, economic and cultural contexts. Fulfill the best interests of businesses, residents and the City, and ultimately improve the quality of life for the City at large, in a time frame that takes into consideration both economic phasing and feasibility.

Accomplish this by:

- *Maximizing economic benefits and creating employment opportunities*
- *Providing community amenities*
- *Providing for expanded access, use and protection of the Mystic River*
- *Creating more open space*
- *Improving public transit service and all other modes of access to the site*
- *Protecting the environment.*

The Planning Study envisions Assembly Square as a vibrant, twenty-four-hour district --- an urban village with its own unique identity. The vision includes mixed use development, a new transit stop, a new "Main Street" and new secondary roads, expanded and improved waterfront parks along the Mystic River, and tree-lined streets and landscaped public open spaces throughout.

The principles of the new vision are:

- ❖ *Create diverse new uses:* The Planning Study recommended a diverse mix of uses for the Assembly Square district, including residential, office, research and development, retail, hotels, cinemas, a performing arts center, and institutional uses with development goals of at least 900 residential units, 4,500,000 square feet of office and R&D, 1,000,000 square feet of retail (including entertainment) and restaurant, 180,000 square feet of hotel, 32,000 square feet of institutional, 9,000 parking spaces in garages, and 1,600 parking spaces on-grade.
- ❖ *Create jobs, tax revenues and amenities for Somerville:* The Planning Study estimates that the Assembly Square district has the potential to develop a total of 15,400 jobs and generate a total of \$17.67 million in net tax revenue over a 20-year timeframe. The Planning Study also determined that the district could host a variety of new amenities for the City, such as additional open space, a civic arts center, and new transit connections.
- ❖ *Create a place at Assembly Square:* The Planning Study recommends creating a unique feeling in the district that reflects the significance of the district in history and the region.
- ❖ *Strengthen links to the region:* The Planning Study recommends increasing and improving access to the district by including a new rapid transit station, new bicycle and pedestrian connections, and improved roadway access;
- ❖ *Become an alternative to the "downtown" or to the "suburb":* The Planning Study determined that an intermediate density was most appropriate for Assembly Square, both because of the capacity of the land and the context of the site. By "intermediate" density, the Planning Study meant an average floor area ratio of approximately 1.0, or approximately 6 million square feet of development across the site;

- ❖ *Enhance the environment:* The Planning Study recommends that new development in the district have positive impacts on the environment, through improved stormwater management, additional parkland, and environmentally sensitive design;
- ❖ *Become a development leader for the region:* The Planning Study recommends that Assembly Square provide a leading example of how to redevelop a challenging district with constraints;
- ❖ *Create additional open space:* The Planning Study recommends the creation of approximately 8 acres of new open space, including a major new park in the heart of the district, additional parkland along the Mystic River, and smaller “pocket parks” around the district;
- ❖ *Improve the water quality of the Mystic River and the character of the waterfront:* The Planning Study recommends improving water quality in the Mystic River through improved stormwater management as part of redevelopment of the Assembly Square district. It also recommends a change in the nature of the waterfront through the expansion of the waterfront park, and the development of attractive, appropriately scaled buildings along the park that will help frame the river and parkland.

2002 Plan Goals

Many of the goals of the 1980 Plan are still valid. As restated to incorporate the vision of the Planning Study, the 2002 Plan Goals are as follows:

- *To develop Assembly Square, an underutilized and decadent area, with a mix of residential, office, research and development, retail, hotels, cinemas, performing arts centers and institutional uses, giving preference to structured parking.*

The 2002 Plan proposes at least 6 million square feet of development in Assembly Square and adopts as minimum goals the development goals proposed in the Planning Study: namely 900 residential units, 4,500,000 sf. of office and R&D, 1,000,000 of retail (including entertainment) and restaurant, 180,000 sf. of hotel,, 32,000 sf. of institutional, 9,000 parking spaces in garages, and 1,600 parking spaces on-grade.

- *To increase the real estate investment and tax base of the project area and thereby that of the City of Somerville as a whole.*

The city's commercial tax base has declined as a percentage of the total valuation of the city over the past twenty years. In FY '88 commercial, industrial and personal property value comprised 23.6% of the city's total valuation. By FY'02 it had declined to 16.2% of the city's total valuation. The decline of the commercial tax base creates the following major problems: 1) shifts the property tax burden to residential taxpayers including elderly and low/moderate income homeowners and renters; 2) limits the city's ability to generate additional tax revenue under Proposition 2 ½ for education, public safety, human services and other basic services; 3) forces the city to rely on state local aid for a significant portion of its total municipal budget; and 4) limits the city's ability to bond for long term capital improvement projects. Meeting the development goals set forth in the 2002 Plan is expected to generate at least \$17 Million in new tax revenue.

- ***To provide additional jobs for residents of Somerville at all income levels and skills to help stabilize the economy of the City and its residents.***

Somerville needs to create additional employment opportunities within its own borders. The city has long been known as a "bedroom community" where the majority of residents leave each day to go to work. According to the state Department of Employment and Training, in 2001 Somerville had only 0.30 jobs for every resident as compared to Cambridge with 1.14 jobs per resident and Boston with 0.99 jobs per resident. Meeting the development goals set forth in the 2002 Plan is expected to create over 15,000 additional jobs, bringing Somerville's estimated jobs per resident ratio up to approximately 0.50.

- ***To promote accessibility into and within Assembly Square by improving and increasing the number of roadways and expanding and enhancing pedestrian and bicycle access.***

The urban renewal area is bounded by Interstate 93 and Route 28 (the Fellsway) but access from each of these major arteries into Assembly Square is difficult. The 2002 Plan includes a Waterfront Roadway that will improve access from the Fellsway to Assembly Square; improvements to the I-93/Mystic Ave/Route 28 intersection, repeatedly cited as one of the 10 most dangerous intersections in Massachusetts; and a bicycle path connection underneath the Wellington Bridge. In addition, the 2002 Plan will enhance interior accessibility with a new street grid, pedestrian friendly sidewalks, and reconstruction of existing bike paths.

- ***To replace low density and vacant areas and incompatible uses and buildings with mixed-use development and an urban scale street grid and block size closer to urban scale.***

The 2002 Plan names as acquisition and disposition parcels certain properties that are occupied by incompatible uses and lie in the path of the proposed street grid for the area and the proposed MBTA station.

- ***To improve the utility infrastructure in Assembly Square and encourage remediation of former industrial sites to a level suitable for the proposed mix of uses, including residential.***

The Planning Study recommends improving stormwater management as part of redevelopment of Assembly Square. The proposed public improvements in the 2002 Plan include utility upgrades that will help alleviate flooding in the area and improve water quality in the Mystic River. Redevelopers are required to remediate sites to a level appropriate for the proposed uses in accordance with the Massachusetts Contingency Plan.

- ***To expand and improve the Mystic River waterfront and create new public open space in Assembly Square.***

Somerville is the most densely populated community in the Commonwealth, with 18,797 residents per square mile, and open space is very limited. At the same time, the Mystic River waterfront in Assembly Square is underutilized. The 2002 Plan proposes the creation of over 6 acres of new open space, including additional parkland along the Mystic River and smaller “pocket parks” around the district.

- ***To construct a new Orange Line Station on or near Yard 21 and to obtain an Urban Ring connection to Assembly Square***

The SRA acquired Yard 21 to facilitate the construction of a new Orange Line Station. One of the key obligations of the redeveloper will be to ensure to the maximum possible extent that the station is designed and constructed on or adjacent to Yard 21. The new Orange Line Station and an Urban Ring connection are public improvements included in this Major Plan Change. In addition, OHCD recently commissioned a comprehensive transportation study of the Assembly Square district funded by the Massachusetts Highway Department. The results of this study may identify other transportation related improvements needed to ensure that Assembly Square reaches its full development potential.

- ***To increase Somerville’s supply of affordable housing units.***

Somerville is a desirable residential location as a result of its proximity to Boston and Cambridge, fine restaurants, live entertainment venues, low crime rate, ethnic diversity, and strong sense of neighborhoods. These factors, combined with the elimination of rent control in Cambridge and Boston in 1995, have driven up residential rents and sales prices. Between 1994 and 2001, the average home sale price (including one-, two- and three-family dwellings and condominiums) increased from \$125,000 to \$314,000. Similarly, rents for 2-bedrooms apartments doubled from \$750 per month in 1994 to \$1500 and higher by 2001. The mixed-use development proposed in the 2002 Plan will include at least 125 affordable

units at Assembly Square and additional monies for affordable housing throughout the city as a result of linkage payments.

- ***To employ and develop innovative financial strategies for accomplishing the urban renewal goals.***

The 2002 Plan encourages public/private partnerships involving public sector support for private investment in the urban renewal area in the form of tax increment financial agreements, brownfields grants and loans, and obtaining funding for public improvements in Assembly Square from other public sources. OHCD, on behalf of the SRA, has staff and financial resources to assist in public/private partnerships.

Other State Filings

Notice of the 2002 Plan will be filed with the Massachusetts Environmental Policy Act office as per the requirements of 301 CMR 11.00 et seq.

Format

The 2002 Plan follows the format of urban renewal regulations set forth at 760 CMR 12.00 et seq., and its sections are numbered to correspond to sections in the regulations, beginning with 12.02(1).

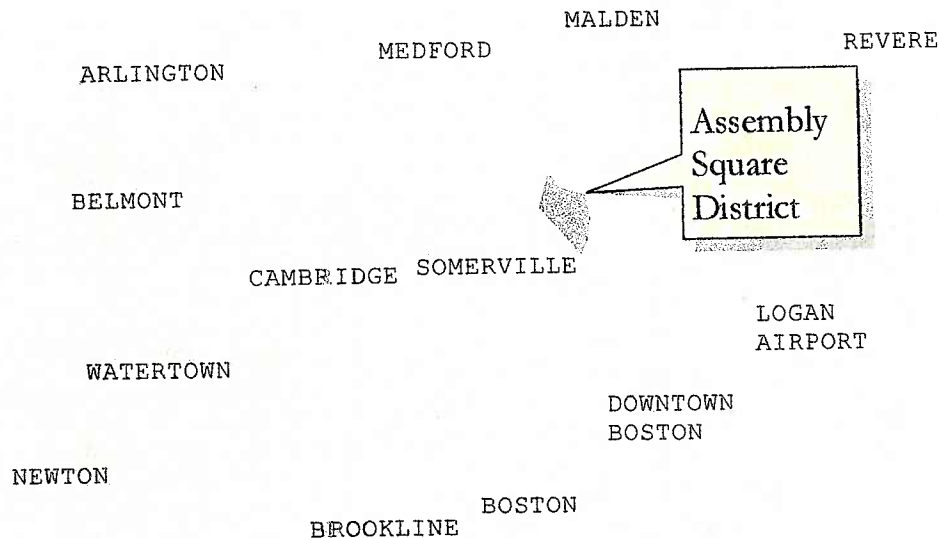
Severability

Should any section, paragraph, or provision of the Plan be rendered unconstitutional, or invalid, such decision shall not affect the whole or any part thereof other than the part so decided to be unconstitutional or invalid.

12.02(1) Characteristics of the Site

(a) Project Area and Topography

The urban renewal area consists of 129.4 acres (not including public and railroad rights of way) in the City of Somerville in Middlesex County. It is surrounded by the cities of Boston, Everett, Medford, and Somerville. It is approximately two miles northwest of downtown Boston and a mile north of the Lechmere/Kendall Square district of East Cambridge.

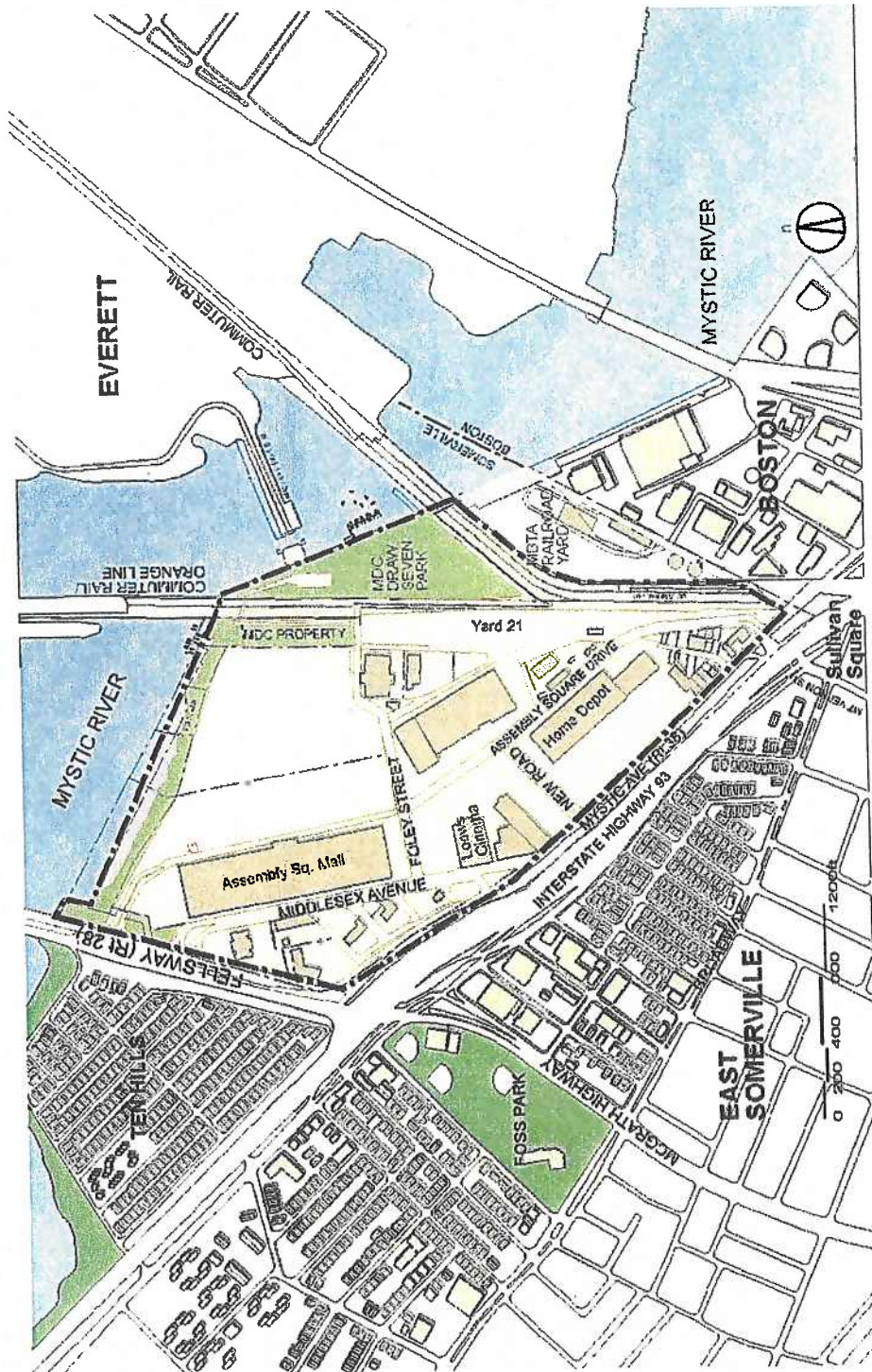


Map 1-(a) -1: Project Area in a Regional Context

The urban renewal area consists of the entire area commonly referred to as "Assembly Square" and is bounded by to the north, south, east, and west as follows:

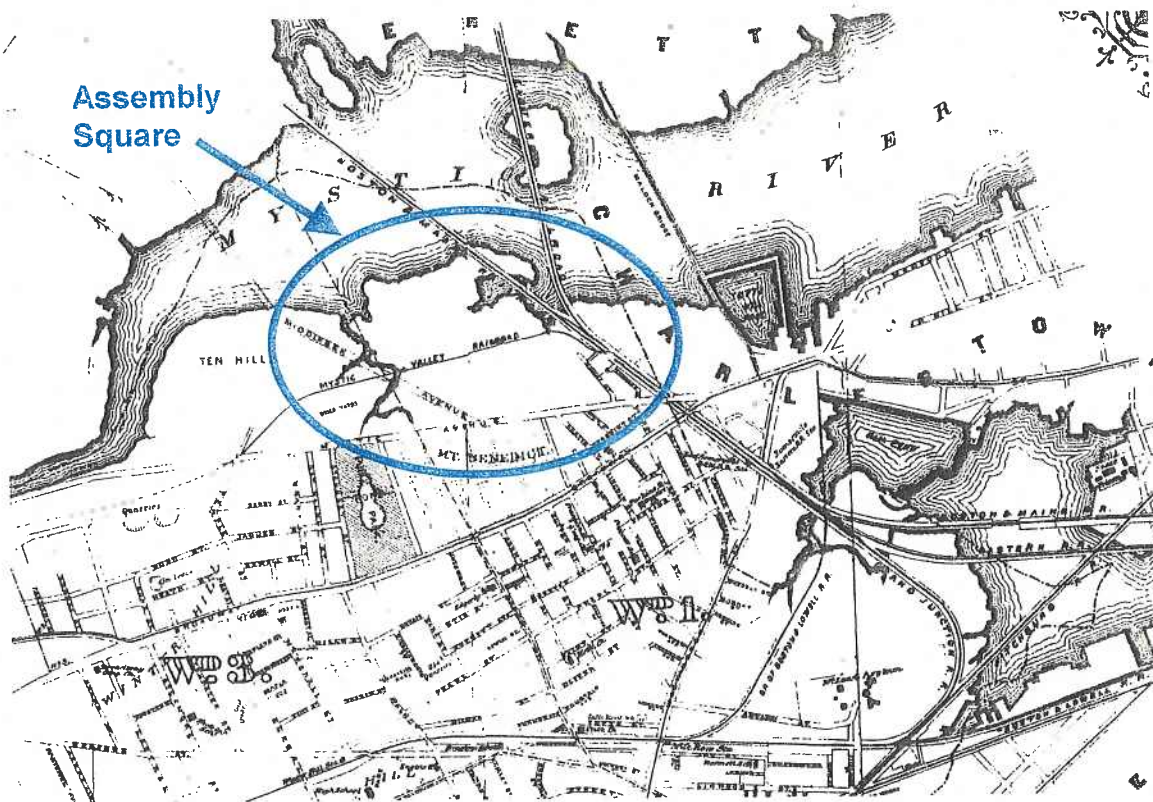
- ❑ The Mystic River, to the north and east;
- ❑ The Fellsway (Route 28,) to the west;
- ❑ Interstate 93 to the southwest; and
- ❑ MBTA Rapid Transit/Commuter Rail property to the south.

A boundary map follows:



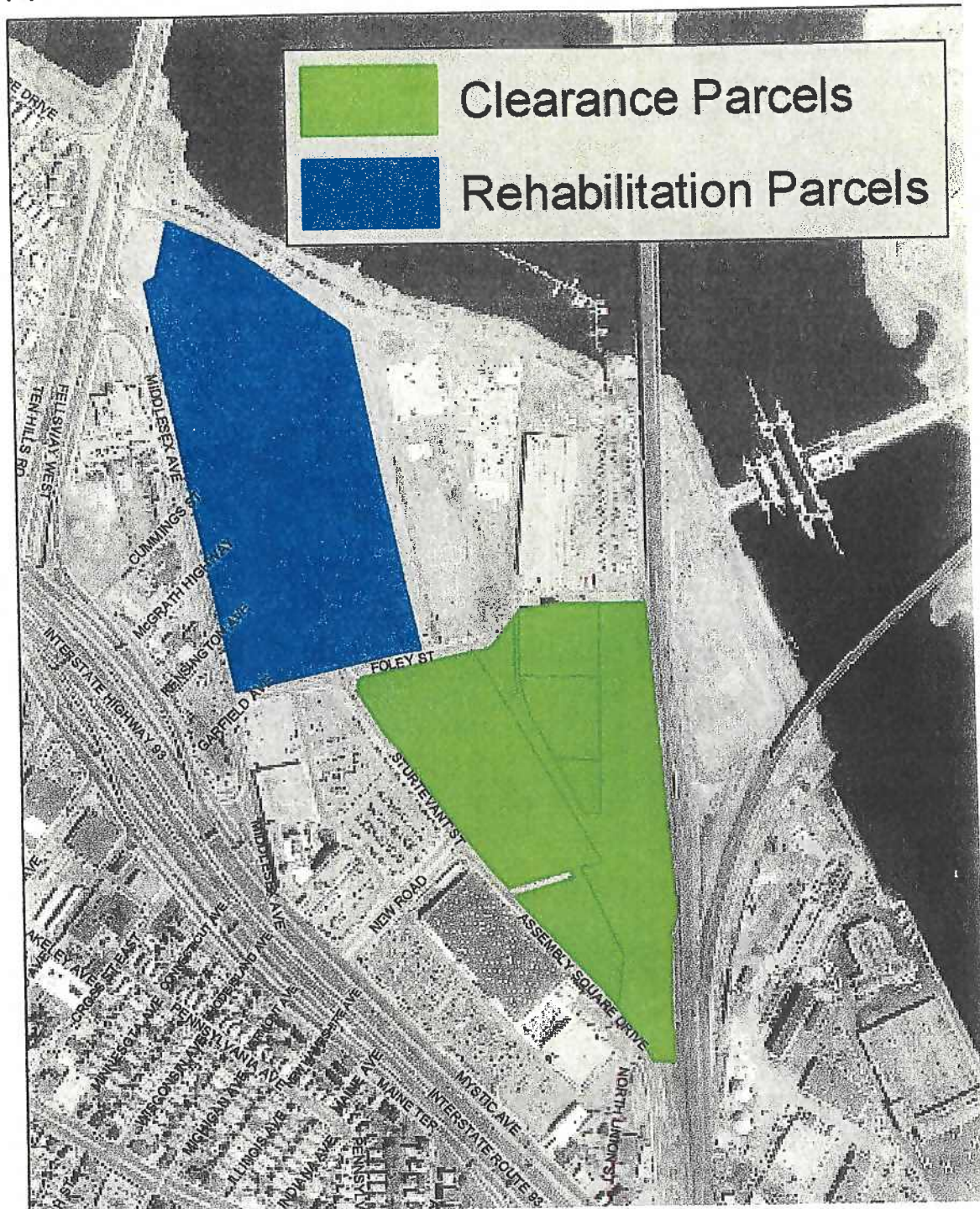
Map 1-(a) -2: Project Area Boundary

The topography of Assembly Square is generally flat, with elevations approximately five to ten feet above sea level. The area originally consisted of tidal flats and estuaries, which were filled during the 19th Century, primarily to serve railroad and industrial users. In the 1960's, the Amelia Earhardt Dam was constructed, which stabilized the water levels of the Mystic River upstream by eliminating tidal activities. The dam also converted the lower Mystic River along most of the Assembly Square district from a semi-saline basin that was flushed twice a day to a freshwater river.

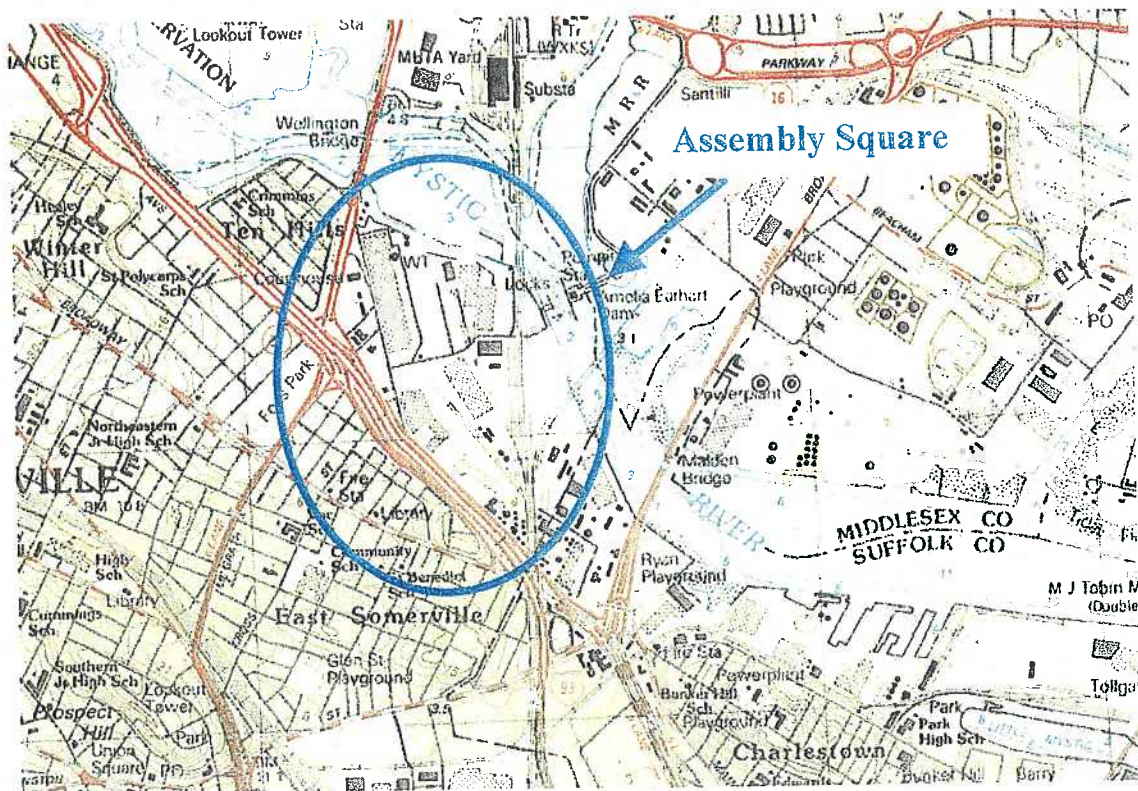


Map 1-(a)-3: The Assembly Square District and Surroundings in 1870

(b) Areas Proposed for Clearance/Rehabilitation



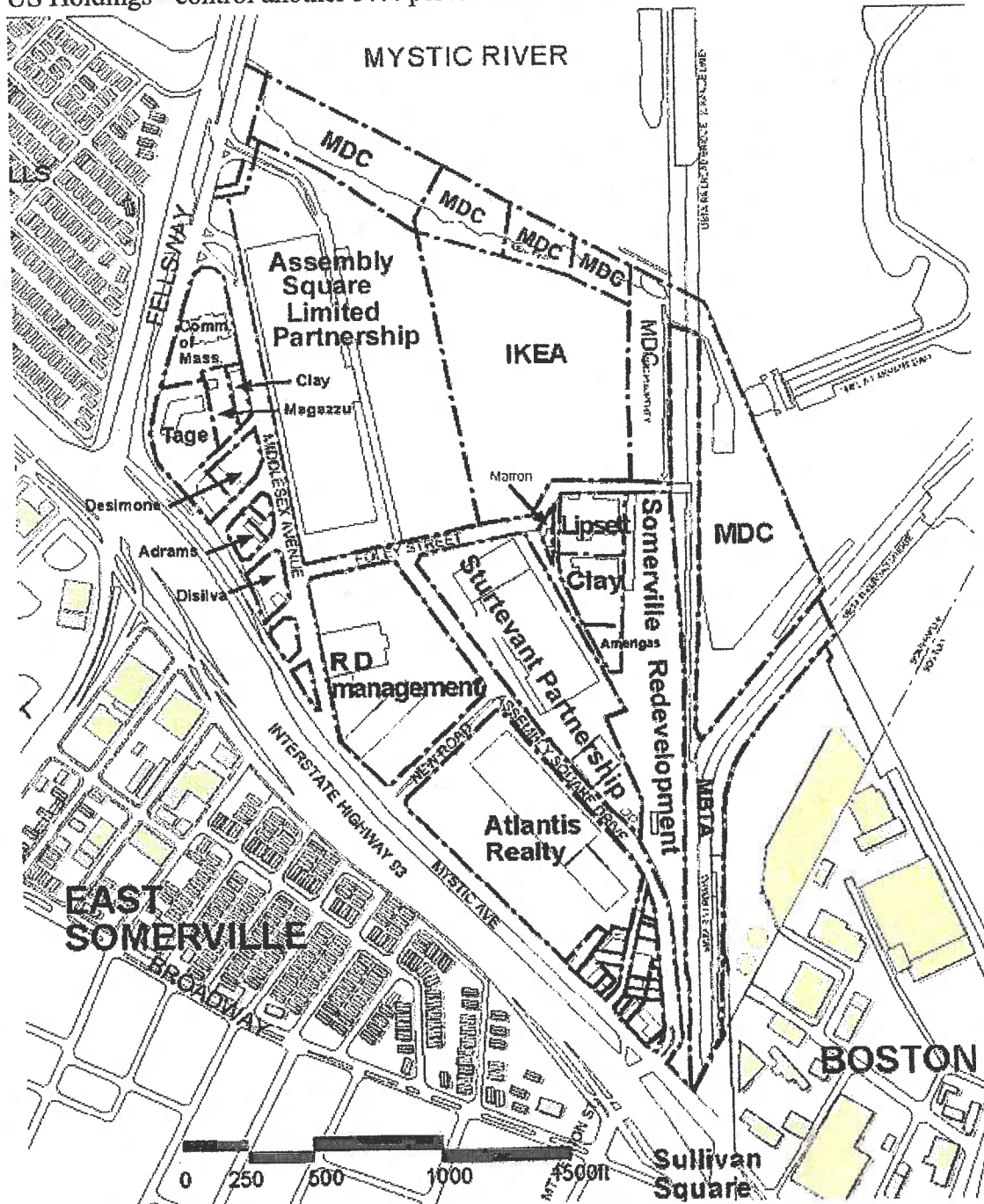
Map 1-(b) Boundaries of Areas Proposed for Clearance or Rehabilitation



Map 1-(a) -4: Current Project Area Topography

(c) Property Lines and Existing Buildings & Parking Areas

Public entities, such as the Metropolitan District Commission, the Massachusetts Bay Transportation Authority, the City of Somerville and the Somerville Redevelopment Authority, own approximately 32.1 percent of the District. Four large owners - Assembly Square Limited Partnership, The Sturtevant Partnership, Atlantis Realty Trust, and Ikea US Holdings - control another 57.4 percent of the District.



Map 1(c) -1: Existing Property Ownership

Table 1: Parcels, Owners, and Current Uses within the Assembly Square District

Map-Block-Lot	Street Location (or nearest street)	Owner of Record	Use
101-A-10	53 MYSTIC AVE	ASHTON GORDON	Warehouse
101-A-4	22 NORTH UNION ST	ECO LLC/TRACER TECH.	Light Industry
101-A-5	53 MYSTIC AVE	ASHTON GORDON	Warehouse
101-A-6	37 MYSTIC AVE	DAVIDIAN JAMES C	Service Shop
101-A-7	37 MYSTIC AVE	DAVIDIAN JAMES C	Service Shop
101-A-8	37 MYSTIC AVE	DAVIDIAN JAMES C	Commercial
101-A-9	45 MYSTIC AVE	ILLUSION REALTY TRUST	Service Shop
101-B-1	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Parking Lot
101-B-1B	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-10	13 MYSTIC AVE	CITY OF SOMERVILLE	Vacant Land
101-B-11	15 MYSTIC AVE	CITY OF SOMERVILLE	Vacant Land
101-B-12	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Commercial
101-B-13	29 MYSTIC AVE	29 MYSTIC AVE REALTY TRUST	Office Bldg
101-B-14	33 MYSTIC AVE	A T C REALTY TRUST	Office Bldg
101-B-15	33 MYSTIC AVE	A T C REALTY TRUST	Parking Lot
101-B-16	29 MYSTIC AVE	29 MYSTIC AVE REALTY TRUST	Office Bldg
101-B-17	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Light Industry
101-B-18	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Research/Development
101-B-19	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Research/Development
101-B-1A	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Light Industry
101-B-2	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Research/Development
101-B-20	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Light Industry
101-B-21	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Light Industry
101-B-22	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Light Industry
101-B-23	20 ASSEMBLY SQ DR	ECO LLC/TRACER TECH.	Research/Development
101-B-24	ASSEMBLY SQ DR	SOMERVILLE REDEVELOPMENT AUTH.	Vacant Land
101-B-3	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-4	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-5	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-6	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-7	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-8	ASSEMBLY SQ DR	CITY OF SOMERVILLE	Vacant Land
101-B-9	11 MYSTIC AVE	CITY OF SOMERVILLE	Vacant Land
67-A-1	FELLSWAY	COMM. OF MASSACHUSETTS	Open Space
67-A-2	FELLSWAY	COMM. OF MASSACHUSETTS	Open Space
67-A-3	FELLSWAY	COMM. OF MASSACHUSETTS	Open Space
67-A-4	FELLSWAY	COMM. OF MASSACHUSETTS	Open Space
68-B-1	175 FELLSWAY	MIDDLESEX COUNTY	Institutional
68-B-2	120 MIDDLESEX AVE	CLAY REALTY CORP.	Commercial
68-B-3	132 MIDDLESEX AVE	MAGAZZU PAOLO & CARMELO	Service Shop

MBL	Street Location (or nearest street)	Owner of Record	Use
68-B-4	844 MCGRATH HWY	TALP II LLC	Hotel
68-B-5	844 MCGRATH HWY	TALP II LLC	Hotel
68-B-6	844 MCGRATH HWY	TALP II LLC	Hotel
84-A-1	FOLEY ST	COMM. OF MASSACHUSETTS	Open Space
84-A-2	FOLEY ST	COMM. OF MASSACHUSETTS	Open Space
85-A-1	74-100 FOLEY ST	IKEA PROPERTY INC.	Vacant Land
85-A-2	74-100 FOLEY ST	IKEA PROPERTY INC.	Vacant Land
85-A-2A	85 FOLEY ST	MARRON REALTY TRUST	Parking Lot
85-A-3	74-100 FOLEY ST	IKEA PROPERTY INC.	Vacant Land
85-A-4	100 FOLEY ST	IKEA PROPERTY INC.	Vacant Land
85-A-5	FOLEY ST	COMM. OF MASSACHUSETTS	Recreational
85-A-5A	FOLEY ST	COMM. OF MASSACHUSETTS	Open Space
85-A-6	74 FOLEY ST	IKEA PROPERTY INC.	Vacant Land
85-A-7	74 FOLEY ST	IKEA PROPERTY INC.	Vacant Land
86-A-1	133 MIDDLESEX AVE	ASSEMBLY SQUARE LTD PARTNERSHP	Shopping Center
87-A-1	96 MIDDLESEX AVE	TAGE RESTAURANT REALTY	Restaurant
87-A-2	96 MIDDLESEX AVE	TAGE RESTAURANT REALTY	Restaurant
87-B-1	74 MIDDLESEX AVE	RITTENBERG JORDAN/TUCK JEROME	Restaurant
87-B-2	74 MIDDLESEX AVE	RITTENBERG JORDAN/TUCK JEROME	Restaurant
87-B-3	845 MCGRATH HWY	MCGRATH 845 INVESTMENTS LLC	Warehouse
87-C-1	50 MIDDLESEX AVE	DISILVA TRUCK SERVICE CORP.	Service Shop
87-D-1	50 MIDDLESEX AVE	DISILVA TRUCK SERVICE CORP.	Service Shop
88-A-1	5 MIDDLESEX AVE	25 SOM OFFICE FE #359 TRUST	Office Bldg
88-A-2	STURTEVANT ST	CITY OF SOMERVILLE	Vacant Land
88-A-4	75 MYSTIC AVE	ATLANTIS TRUST	Shopping Center
88-A-4	75 MYSTIC AVE	ATLANTIS TRUST	Shopping Center
88-A-5	MYSTIC AVE	CITY OF SOMERVILLE	Vacant Land
88-A-5	MYSTIC AVE	CITY OF SOMERVILLE	Vacant Land
98-A-1	MYSTIC AVE	COMM. OF MASSACHUSETTS	Open Space
98-A-4	MYSTIC AVE	MASS BAY TRANSPORATION AUTH.	Open Space
99-A-1	FOLEY ST	SOMERVILLE REDEVELOPMENT AUTH.	Vacant Land
99-A-10	99 FOLEY ST	99 FOLEY STREET LLC	Light Industry
99-A-11	85 FOLEY ST	MARRON REALTY TRUST	Service Shop
99-A-2	123 FOLEY ST	CLAY REALTY CORP	Warehouse
99-A-3	123 FOLEY ST	CLAY REALTY CORP	Warehouse
99-A-4	123 FOLEY ST	CLAY REALTY CORP	Warehouse
99-A-5	147 FOLEY ST	AMERIGAS PROPANE	Warehouse
99-A-6	34 STURTEVANT ST	TAURUS-34 STURTEVANT ST LPTSHP	Vacant Land
99-A-7	100 STURTEVANT ST	100 STURTEVANTS LP	Vacant Building
99-A-8	34 STURTEVANT ST	TAURUS-34 STURTEVANT ST LPTSHP	Commercial
99-A-9	85 FOLEY ST	MARRON REALTY TRUST	Service Shop
99-A-9A	85 FOLEY ST	MARRON REALTY TRUST	Service Shop



Map 1(c)-2: Existing Buildings and Parking Areas

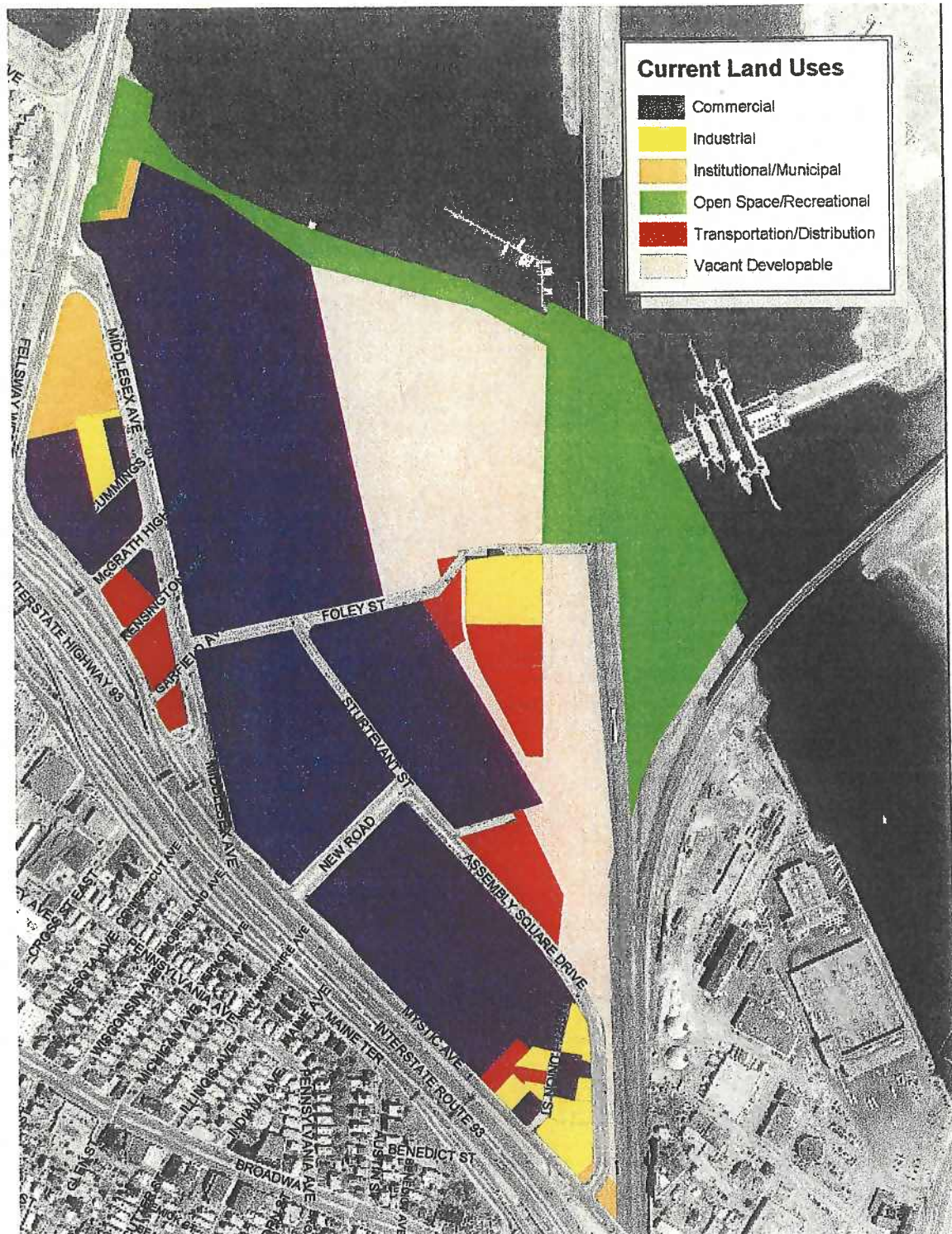
(d) Existing Uses and Zoning

The land currently falls into the following use categories:

Table 2: Current Uses in the Assembly Square District

<i>Use Category</i>	<i>Acres</i>	<i>Percentage of Total</i>
Transportation/Distribution	6.6	5.1
Commercial (office and retail)	62.4	48.2
Industrial	4.3	3.3
Open Space/ Recreational	25.4	19.6
Institutional/ Government	2.7	2.1
Vacant Developable	28.1	21.7
TOTAL	129.4	100.0

In the current City of Somerville Zoning Ordinance, the underlying zones for Assembly Square are Business Park Assembly (BPA), Industrial Park Assembly (IPA), and Open Space (OS). The BPA zone consists of the northern and western portions of Assembly Square and was designed to encourage moderate to high intensity development with mixed commercial uses. The IPA zone governs the less visible, more interior areas of Assembly Square and reflects the former vision of Assembly Square as a modern industrial park. The IPA zone was designed to permit upgrading of existing industrial uses and redevelopment of the remaining parcels with new and relocated light industry. The OS zone includes the MDC's Mystic River Reservation and Draw 7 Park and protects the existing open space in Assembly Square. In addition to the underlying districts, there are two permanent overlay districts in Assembly Square, each with its own restrictions: 1) the Waterfront Overlay District along the Mystic River Reservation; and 2) the Highway Overlay District bordering Mystic Avenue and the Fellsway. In 2001, the City of Somerville adopted a third overlay district for all of Assembly Square, known as the Assembly Square Interim Planning District (ASIPD). The ASIPD expires in 2003. It is discussed more thoroughly in Section (e) on Proposed Zoning.



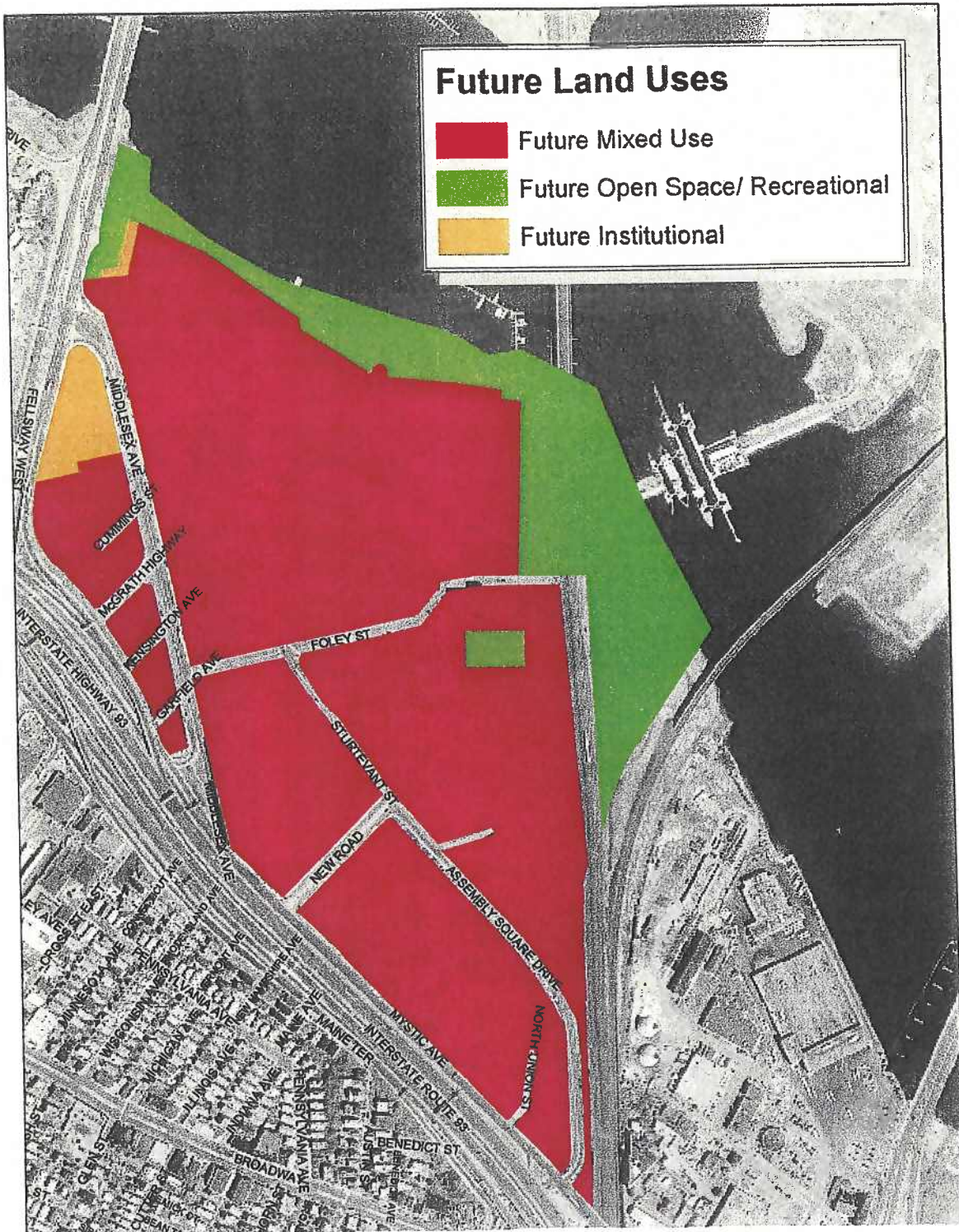
Map 1-(d) -1: Existing Uses

(e) Proposed Uses, Other Activities, and Zoning

This Major Plan Change proposes the redevelopment of Assembly Square as a more urban, "mixed use" area. The 2002 Plan projects the continued migration of industrial uses from the district and a gradual phase-in of mixed use development, including residential, office, retail, and entertainment uses with a majority of parking located underground or structures. These mixed-use developments will include significant open spaces to add to the existing parks along the Mystic River and some new open spaces at the heart of the district. Note that the open space locations on Map 1-(e)-1, below, are approximate based on current planning. The Somerville District Courthouse, an institutional use, is envisioned to remain at the corner of Middlesex Avenue and the Fellsway.

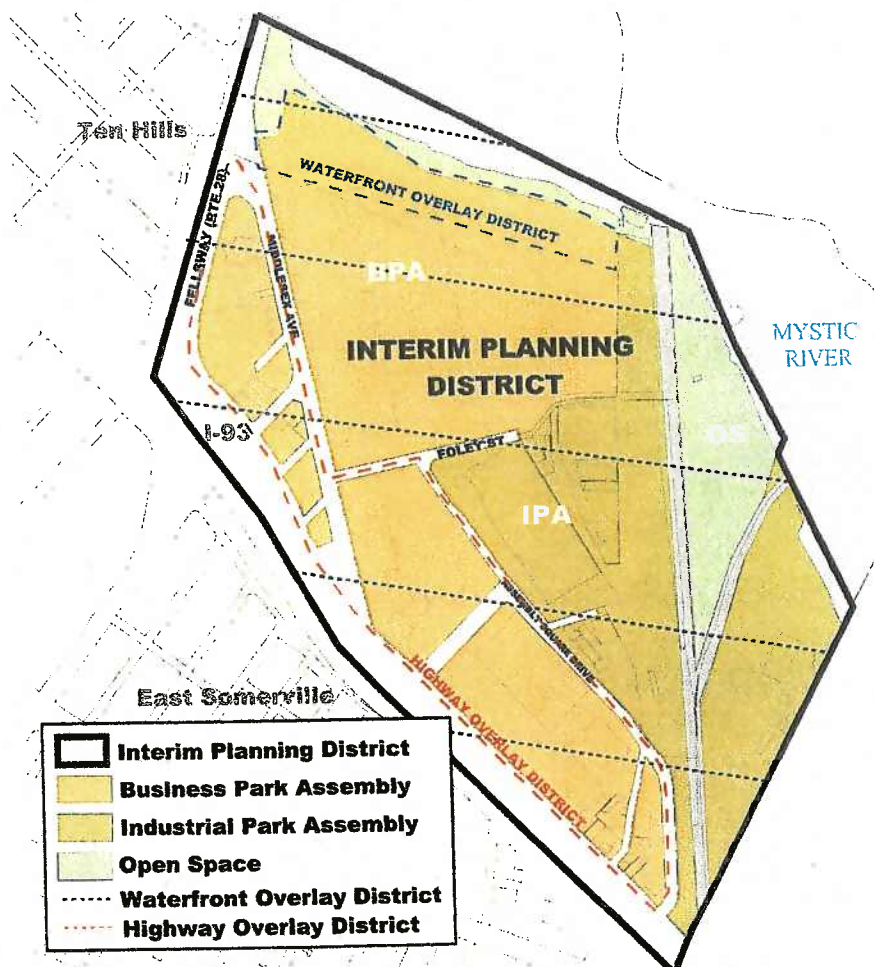
Table 3: Proposed Uses in the Assembly Square District

<i>Use Category</i>	<i>Acres</i>	<i>Percent of Total</i>
Mixed Use	95.6	74.5
Institutional / Government	2.4	1.9
Open Space	31.4	23.6
TOTAL	129.4	100.0



Map 1-(e) -1: Proposed Uses

In 2001, to provide a temporary zoning framework for the vision in the Planning Study, the Board of Aldermen approved an amendment to the Somerville Zoning Ordinance creating the Assembly Square Interim Planning District (ASIPD). The ASIPD is an overlay district that encompasses the entire urban renewal area. The ASIPD governs all new construction in Assembly Square. It requires that any new development on a parcel or parcels in common ownership in excess of 50,000 square feet be constructed as a Planned Unit Development (PUD). It further requires that all retail developments in excess of 100,000 square feet include 1.5 square feet of non-retail uses for every square foot of retail uses over 100,000 square feet. In addition, all new development must follow a detailed set of design guidelines interpreted by a seven-member Design Review Committee and the Planning Board. The ASIPD expires in 2003. New permanent zoning will be enacted that will simplify overlay districts, refine and expand upon the existing ASIPD.

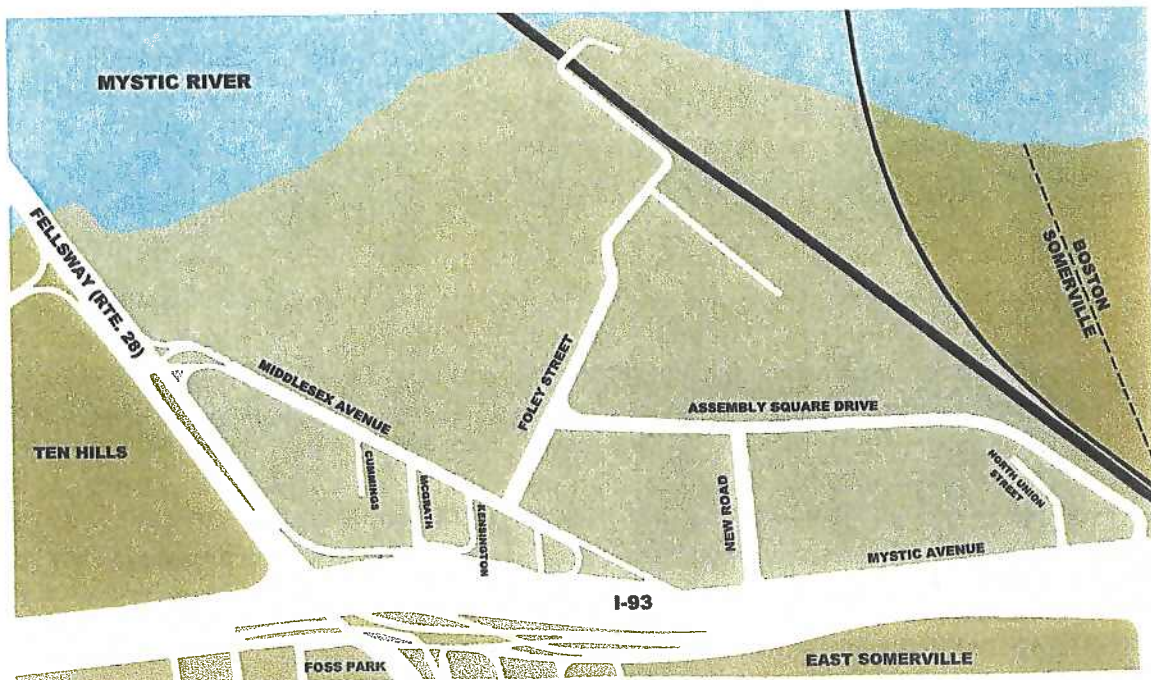


Map 1-(e) -2: Proposed Zoning

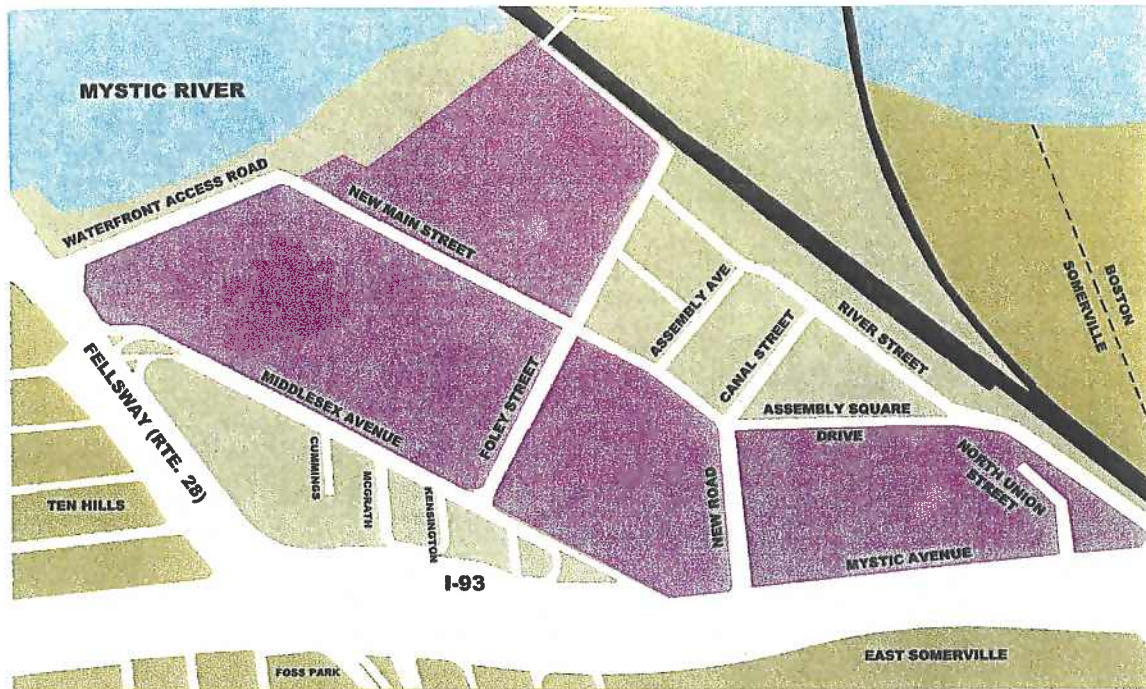
(f) Existing and Proposed Thoroughfares, Easements, and Public Rights of Way

The following maps show the evolution of the thoroughfares, easements, and public rights of way for the Assembly Square district from the existing roadways to an urban street grid. Map 1-(f)-1 shows the existing roadway network and Map 1-(f)-2 shows the roadways currently proposed for development as part of the 2002 Plan. It is anticipated that additional roadways will be constructed to increase the connectivity of the street grid over time. Possible locations for such additional roadways are shown in magenta on Map 1-(f)-2.

The three major private developments currently proposed for Assembly Square include construction by the developers of roadways needed to serve the respective developments and the district in general. The 2002 Plan proposes that these roadways be constructed to meet the City's standards for public ways whenever possible and that they then are turned over to the City as public ways. If private developers are unwilling to deed the thoroughfares as public ways, the SRA proposes to take these public ways by eminent domain and convey them to the City of Somerville. Such actions would be the subject of a future plan change.



Map 1-(f)-1: Existing Thoroughfares, Easements, and Public Rights of Way



Map 1-(f)-2: Proposed Thoroughfares, Easements, and Public Rights of Way

(g) *Parcels to be Acquired*

The Planning Study includes an implementation plan that divides redevelopment of Assembly Square into two phases. The first phase includes a private initiative on the waterfront parcels to the north of Foley Street and a public initiative south of Foley Street. The Planning Study concept, shown in Map 1-(g)-2, includes a realignment of Foley Street and combining of the parcels near Yard 21 to create a new, mixed-use development. The Planning Study recommends that the urban renewal plan be amended to allow the SRA to assist with this land acquisition. However, prior to exercising the power of eminent domain, the SRA will require reasonable evidence from the designated redeveloper that such redeveloper has used diligent efforts to obtain title to the acquisition parcels through fair and equitable private negotiations.

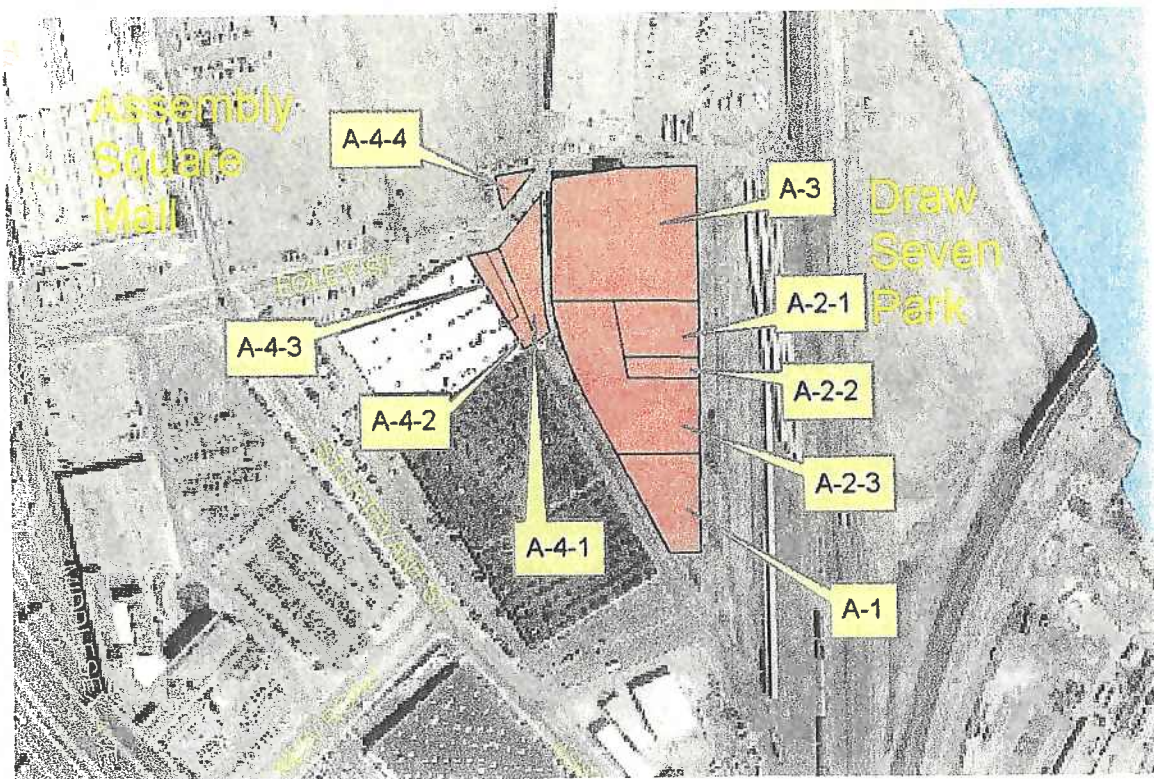
In its offering documents for the disposition of Yard 21, the SRA sought proposals consistent with the vision of the Planning Study. The selected proposal is shown in Table 4 and Map 1-(g)-3. This proposal is a mixed-use development on land now occupied by uses that, on their existing sites, are incompatible with the new vision of Assembly Square.

To implement the vision of the Planning Study, the 2002 Plan names the parcels described below as Acquisition Parcels A-1 through A-4. These parcels are shown on Map 1-(g)-1. There are no remaining parcels to be acquired from the 1980 Plan.

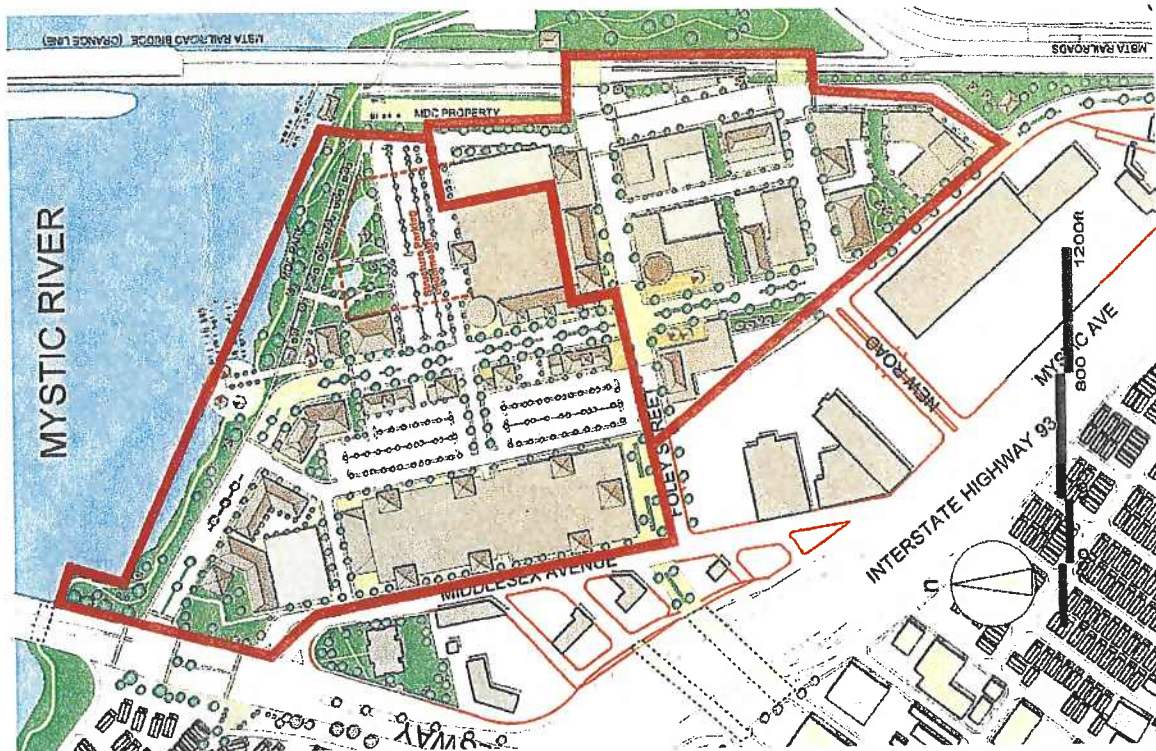
Table 4: Acquisition Parcels

Parcel #	Map-Block-Lot	Area (square feet)	Address	Owner	Use
A-1	99-A-5	21,541	147 Foley St.	Amerigas Propane Inc.	propane sales
A-2-1	99-A-2	70,555	123 Foley St.	Clay Realty	brickyard
A-2-2	99-A-3				
A-2-3	99-A-4				
A-3	99-A-10	73,166	99 Foley St.	99 Foley St. LLC	steel supplier/distributor
A-4-1	99-A-9	24,885	85 Foley St.	Marron Realty Trust	gas station/taxicab storage/parking
A-4-2	99-A-9A				
A-4-3	99-A-11				
A-4-4	85-A-2A				

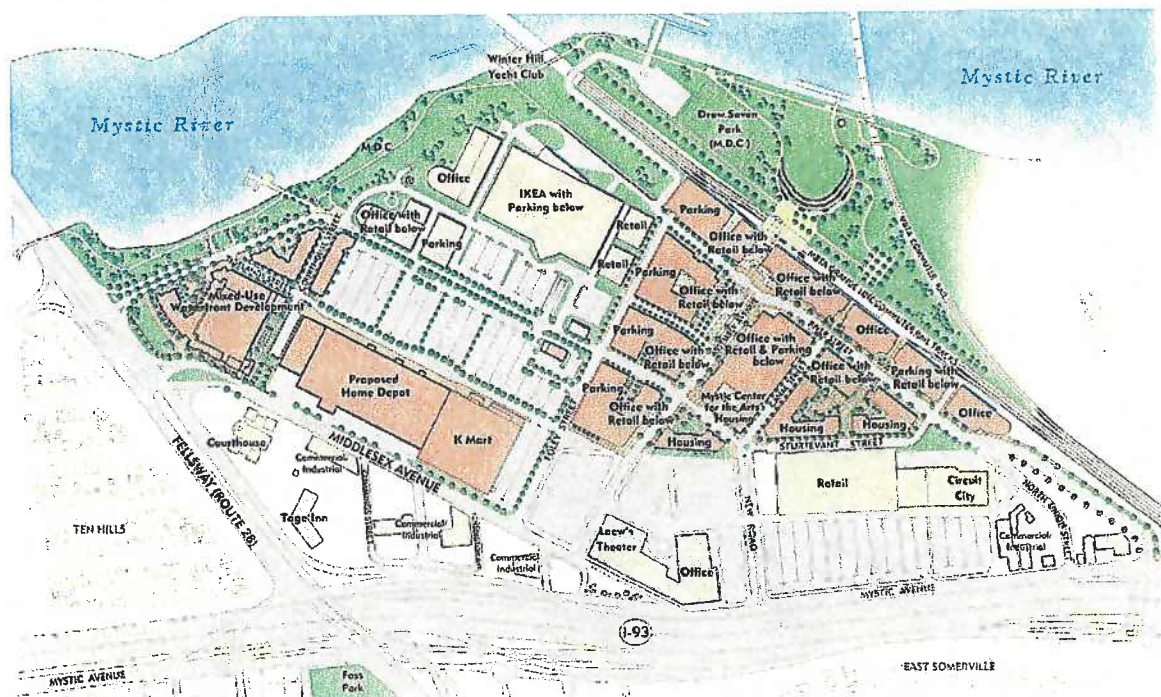
(The total area of the parcels is based on Assessor's records.)



Map 1-(g)-1: Parcels to be Acquired



Map 1-(g)-2: The Planning Study Concept (Phase 1)



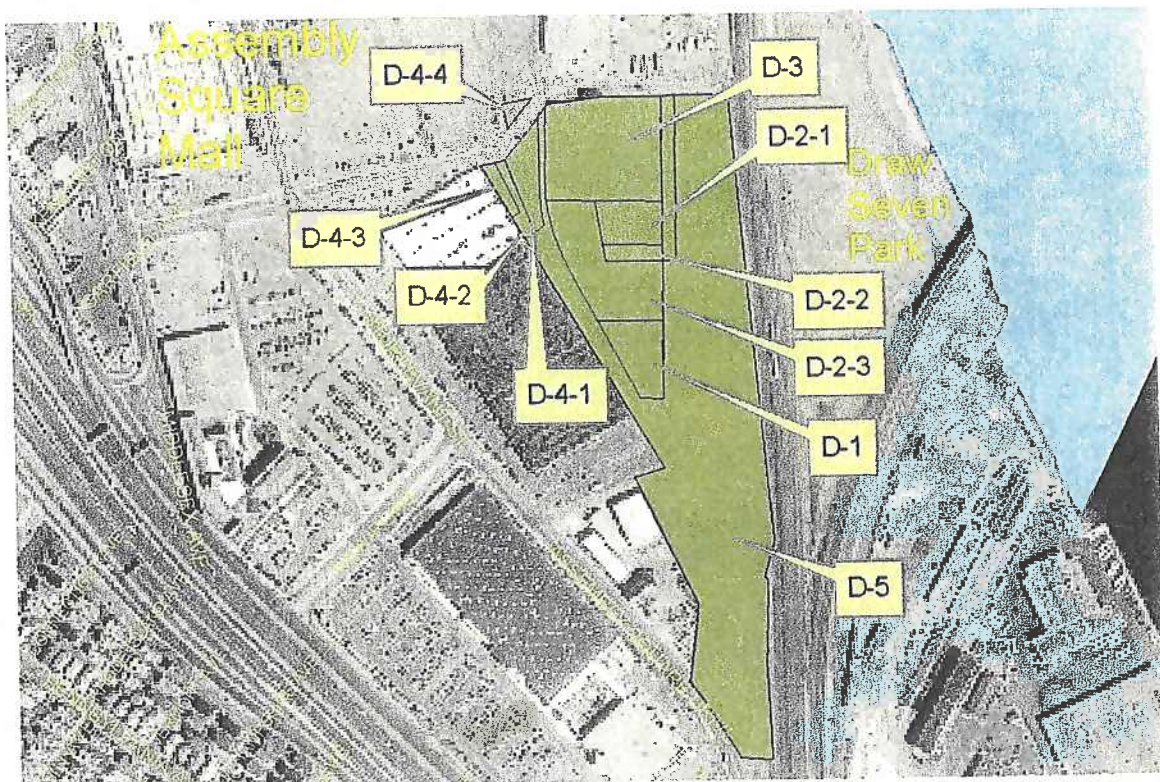
Map 1-(g)-3: Current Development Proposals

(h) Lots to be Created for Disposition

The Disposition Parcels are numbered as shown in Table 5 below and on Map 1-(h). Depending on which Disposition Parcels are needed for given phases of redevelopment, these lots may be combined for disposition or disposed of individually. Yard 21, which was designated as Parcel B-9 by Amendment #5 to the 1980 Plan, will be known in the 2002 Plan as Disposition Parcel D-5. If a decision is made to treat certain small residual parcels owned by the City of Somerville as Disposition Parcels, the 2002 Plan will be amended by Minor Plan Amendment to reflect this change.

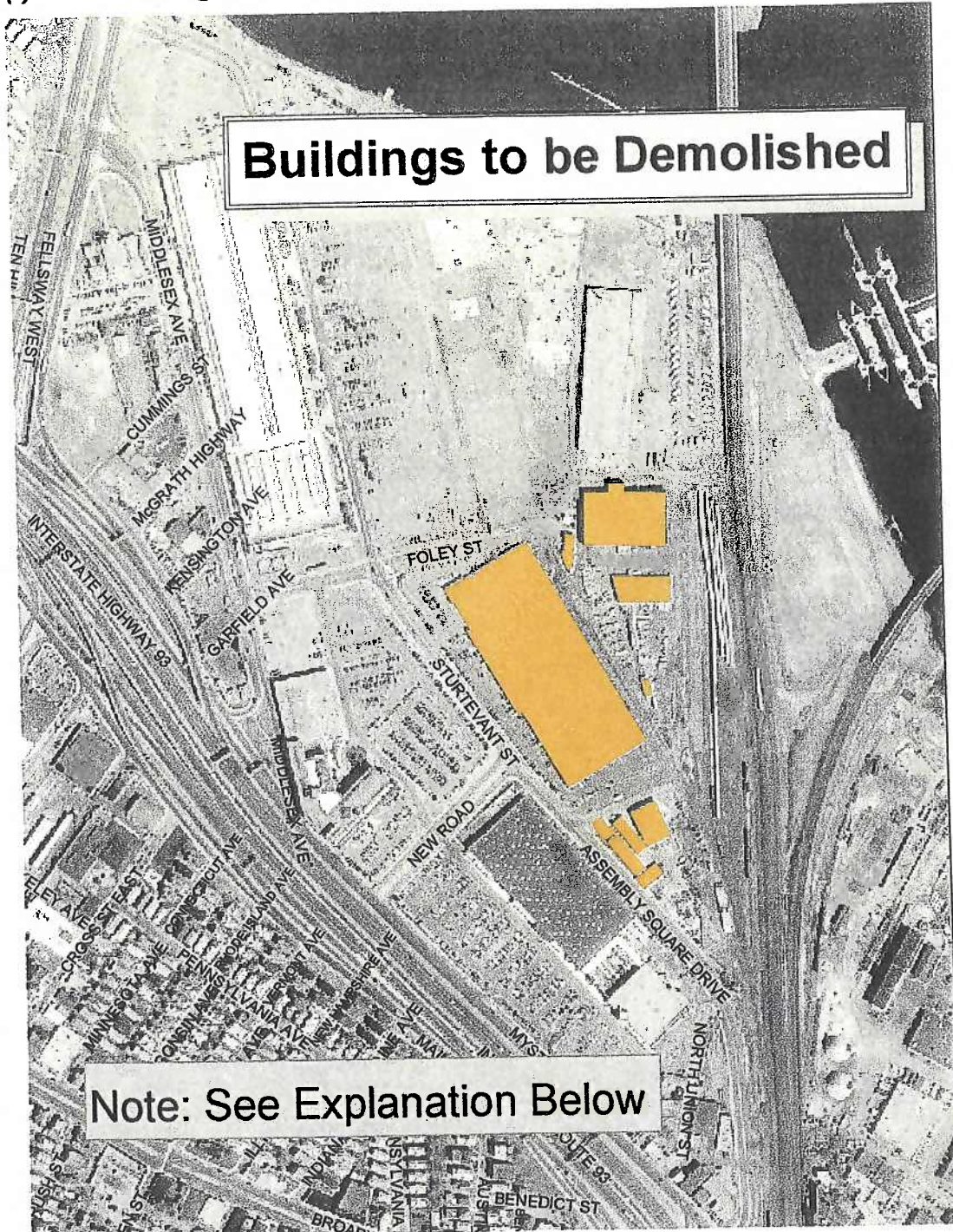
Table 5: Disposition Parcels

Disposition Parcel #	Acquisition Parcel #	AREA (square feet)	Address	Current Use	Proposed Use
D-1	A-1	21,541	147 Foley St.	propane gas sales	Mixed Use
D-2-1	A-2-1	70,555	123 Foley St.	brickyard	Mixed Use
D-2-2	A-2-2				
D-2-3	A-2-3				
D-3	A-3	73,166	99 Foley St.	steel supplier/distributor	Mixed Use
D-4-1	A-4-1	24,885	85 Foley St.	gasoline station/taxicab storage/parking	Mixed Use
D-4-2	A-4-2				
D-4-3	A-4-3				
D-4-4	A-4-4				
D-5	NA	405,500	Yard 21	railroad yard	Mixed Use



Map 1-(h): Disposition Parcels

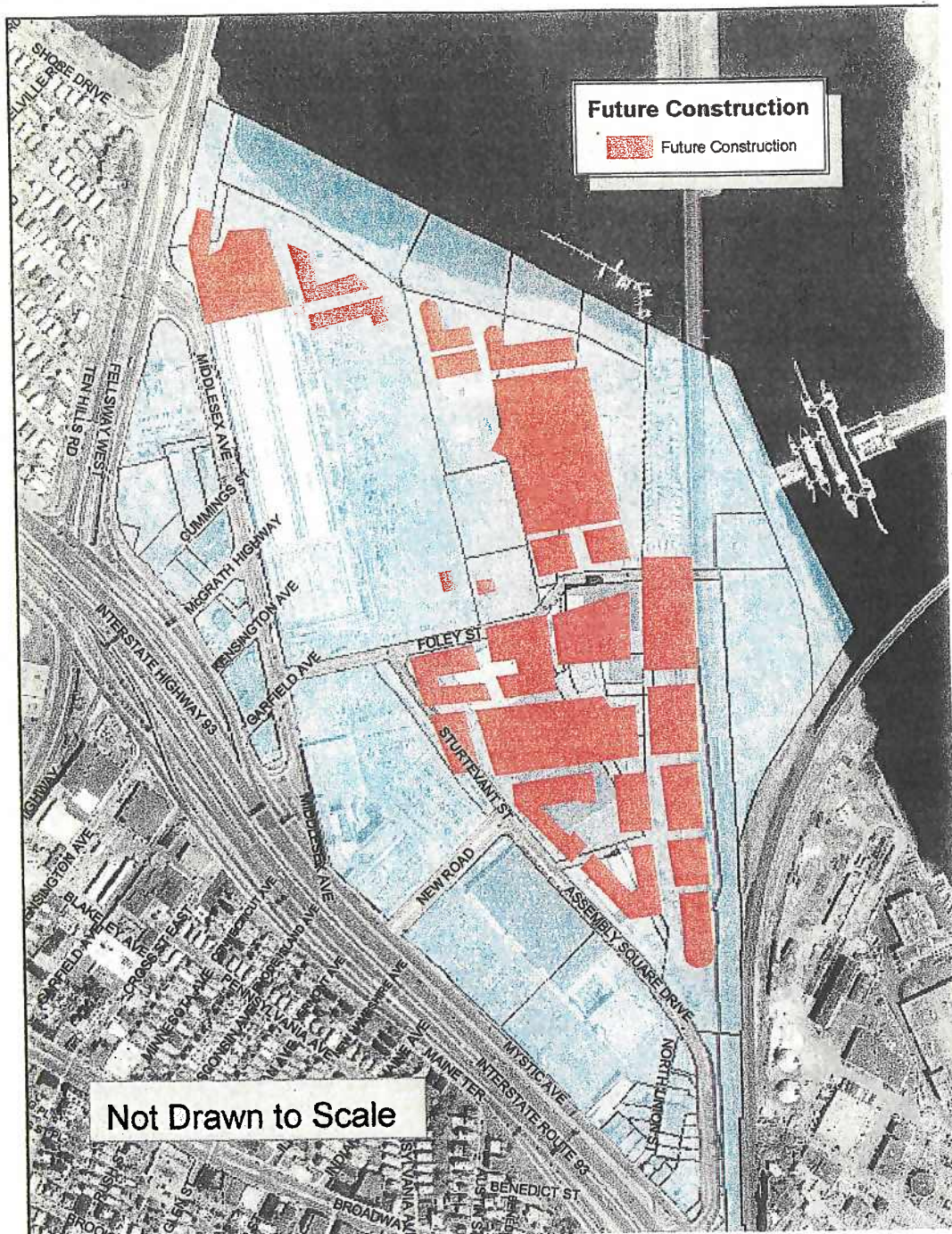
(i) **Buildings to be Demolished**



Map 1-(i): Buildings to be demolished

Map 1-(i) above shows the buildings to be demolished as part of this urban renewal project. Note that all demolition will occur after disposition of parcels to be acquired. It is anticipated that private sector redevelopers will be responsible for all demolition.

(k) Buildings to be Constructed



Map 1-(k): Buildings to be constructed

Map 1-(k) shows the buildings planned for construction as part of this urban renewal project. Private developers will construct these buildings, with the support and possible financial assistance of the SRA and the City of Somerville.

12.02 (2) Eligibility

(a) *Findings of Decadence*

Under Massachusetts General Laws, c. 121B, §46, redevelopment authorities are given the power to determine what areas within their jurisdiction constitute substandard, decadent, or blighted open areas. The SRA finds that Assembly Square continues to be a “decadent area” within the definition of Massachusetts General Laws c. 121B, §1: namely,

“an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for nonpayment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and under existing conditions it is improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.”

Assembly Square has many deficient buildings. Over 27% of the total building square footage in the urban renewal area is out of repair, physically deteriorated, obsolete, and/or in need of major maintenance or repair. These buildings are located throughout Assembly Square and include the following, listed by assessor’s map, block and lot:

- Map 86, Block A, Lot 1
- Map 87, Block B, Lot 3
- Map 87, Block C, Lot 1
- Map 87, Block D, Lot 1
- Map 99, Block A, Lot 6
- Map 99, Block A, Lot 7

Condition was determined by a field survey conducted in 2001 which evaluated structures on the basis of exterior conditions as well as a representative number of interior surveys. Some of the deficient structures are building types with little or no reuse value. In addition, the obsolete roadway pattern in Assembly Square is detrimental to the development of the area as mixed-use urban environment.

The City of Somerville is fortunate to have three major developers who have committed themselves to public/private partnerships with the City to achieve the new vision for Assembly Square.

As was the case in 1980 - when the original urban renewal plan was adopted and the designated redeveloper, East Bay Development Corporation, invested \$20 million to the City of Somerville's \$3.3 million - the ratio of private to public investment in the 2002 Plan is heavily weighted in favor of the private sector. Without public sector involvement, Assembly Square cannot be developed in accordance with the new vision. There are numerous public improvements proposed for Assembly Square that cannot be accomplished without the active participation of the City of Somerville and other public entities, and at least one of the three development proposals is dependent upon public action in the form of the exercise of the power of eminent domain by the SRA pursuant to M.G.L. c. 121B.



Figure 2-(a)-1: Current Conditions Along the Mystic River Waterfront



Figure 2-(a)-2: Current Condition of the Assembly Square Mall

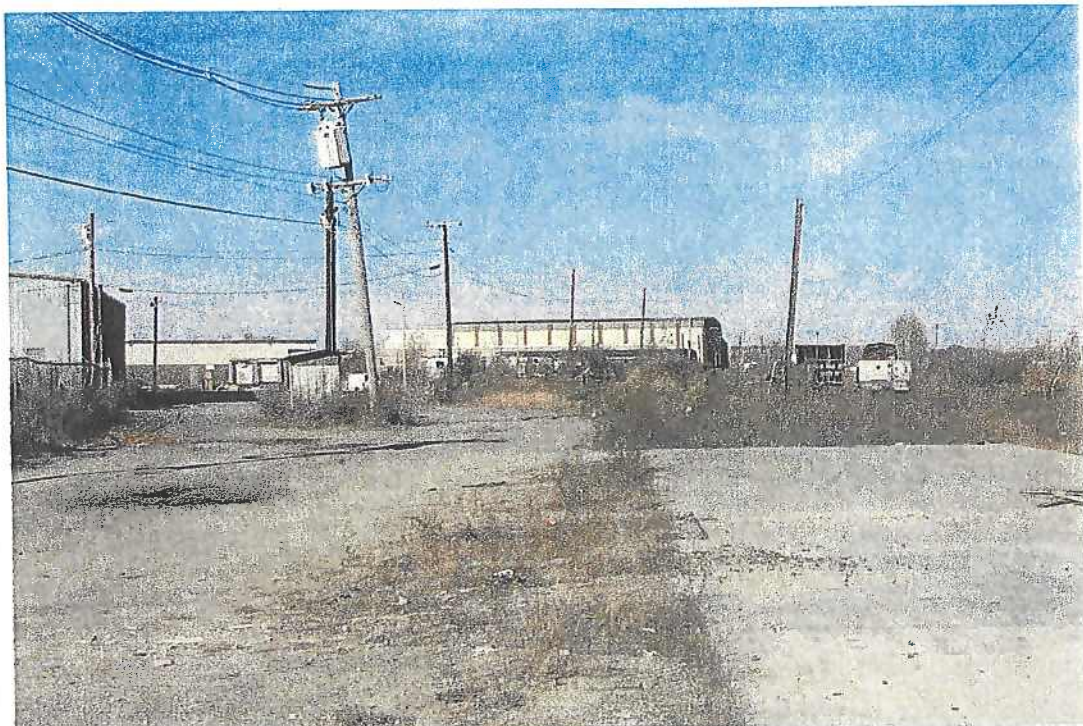


Figure 2-(a)-3: Current Condition of Phase I Public Initiative Parcels

(b) Clearance/Spot Clearance

The 2002 Plan anticipates that buildings on Disposition Parcels will be cleared by the designated redeveloper as part of the redeveloper's obligations, rather than by the public sector.

(c) Conformity to Comprehensive Plan

Urban Renewal Regulations (760 CMR 12.03. (2)) require that any request for a Major Plan Change to an Urban Renewal Plan must be accompanied by "a Planning Board determination that the proposed change is in conformance with the general plan for the community as a whole. The Planning Board determination is outlined below in 12.02 (5) (b). The SRA agrees that the 2002 Plan and the vision reflected in the Planning Study conform to the general plan for the community as a whole as expressed in the City of Somerville Zoning Ordinance.

12.02(3) Objectives

(a) Specification of Proposed Development

Three developments have been proposed for Assembly Square. These developments will create the land uses outlined in 12.02 (1) (e). These developments are as follows:

- ❖ **Assembly Square Marketplace:** The Assembly Square Limited Partnership (ASLP) is the current owner of the former Assembly Square Mall. The ASLP has proposed a \$100 million project including:
 - up to 500 residential units;
 - 50,000 sq. ft. of retail along the waterfront;
 - reduction of approximately 100,000 sq. ft. of retail at the existing mall;
 - rehabilitation of the Mall building, including a 174,000 sq. ft. retail home improvement store;
 - parking structure for 600 cars; and
 - monetary contributions to be used for a feasibility study for the proposed MBTA station; public art; improvements to pedestrian access; improvements to the MDC waterfront park; and roadway construction and development.
- ❖ **IKEA Mixed Use Development:** IKEA is the current owner of the former HK Porter and Cambridge Machine Products industrial site. IKEA is proposing a \$105 million development, including:
 - 258,000 sq. ft. building including an IKEA store, restaurant and other uses;
 - 218,000 sq. ft. of office in 2 phases;
 - 6,000 sq. ft. small retail/restaurant;
 - 831 underground parking spaces with expanded parkland above;
 - a parking structure for 400 cars; and
 - a monetary contribution to a feasibility study for the proposed MBTA station; public art; improvements to pedestrian access; improvements to the MDC waterfront park; and roadway construction and development, and other community benefits.

- ❖ **Assembly Square Commons:** The Sturtevant Partnership has proposed a \$700 million development on Yard 21 and land adjacent to Yard 21 owned by a related entity.

- 2,039,800 sq. ft. of office space;
- 327,800 sq. ft. of retail space;
- 1,124,800 sq. ft. of housing (860 units);
- 5,000 parking spaces in various structures;
- Center for the Arts;
- New roadways, public plazas, and infrastructure; and
- a monetary contribution to the design of the proposed MBTA station; advocacy for the proposed station; a transportation management association; a job access fund; and an open space maintenance fund.

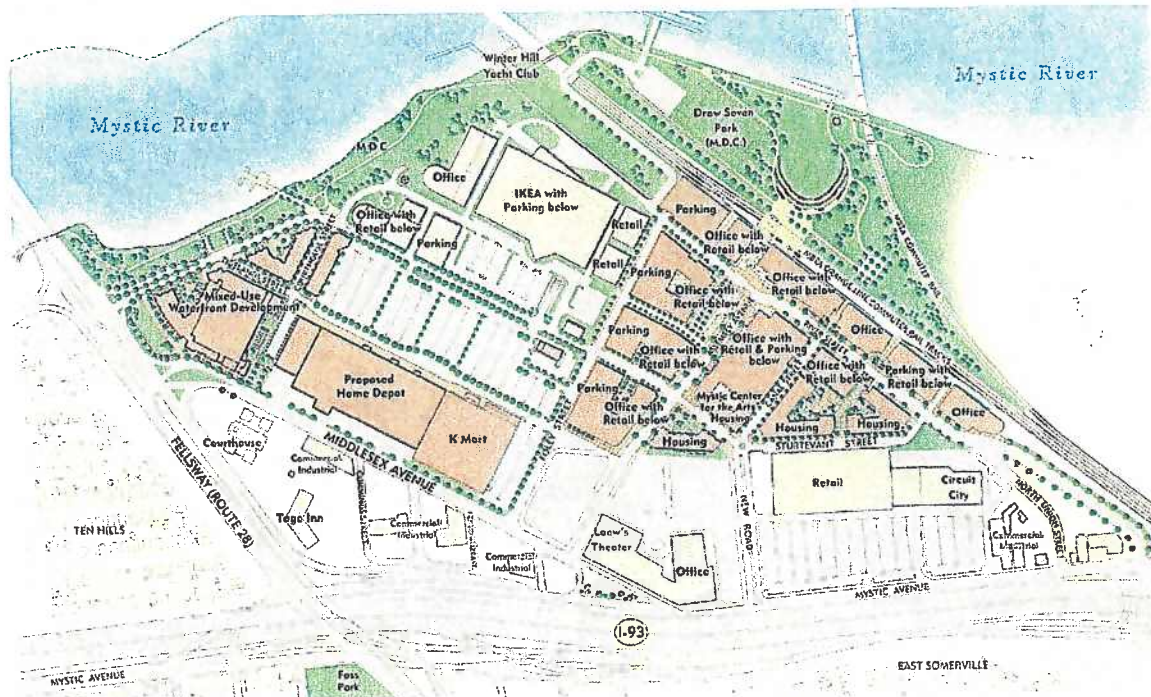
The three proposed developments will contribute significantly to achieving the goals of the 2002 Plan as shown by Table 6 below. The table takes into account that approximately 174,000 square feet of retail space will be retained through redevelopment of the Assembly Square Mall; approximately 200,000 square feet of retail space will be lost through demolition; approximately 53,500 square feet of industrial space will be lost through demolition; and approximately 41,500 square feet of transportation/distribution space will be lost through demolition.

Table 6: Comparison of Existing Uses and Proposed Uses

USE	Existing	Planning Study	2002 Plan/Current Proposals
Residential	0	900 Units	1,100 Units
Office/R&D	233,000	4,500,000	2,407,000
Retail/Restaurant	782,000	1,000,000	1,260,000
Hotel	77,500	180,000	77,500
Industrial	93,500	12,000	40,000
Institutional	33,000	32,000	33,000
Transportation/Distribution	80,000	0	38,500
Parking- on grade	3,405 spaces	1,600 spaces	1,485 spaces
Parking - structured	0	9,000 spaces	7,800 spaces

The following graphic appeared earlier as Map 1-(g)-3. It is repeated here to show all three development proposals. The Assembly Square Marketplace development includes

the Assembly Square Mall shown at the bottom of the picture with mixed-use residential/retail buildings to be constructed as part of that development. Its parking lot is separated from the IKEA parking lot and development by a new "main street". The Assembly Square Commons proposal is to the right of Foley Street.



Map 3-(a): Three Private Development Proposals (2002)

(b) Affordable Housing

Redevelopment of Assembly Square will generate a substantial amount of affordable housing through the following mechanisms:

- a) **Inclusionary Housing:** Somerville has an existing inclusionary housing requirement as part of its zoning ordinance which currently mandates that one (1) of every eight (8) new construction or substantial rehabilitation units be "affordable" to very low and low/moderate income households. The 2002 Plan will result in the creation of approximately 1,100 new residential units in Assembly Square, of which at least 138 units will be developed as affordable units under the inclusionary housing section of the Somerville Zoning Ordinance.
- b) **Linkage:** Somerville has an existing requirement called "linkage" as part of its zoning ordinance. This requirement currently mandates a payment of \$2.60 per sq ft for every sq foot of new or substantially renovated commercial development over the first 30,000 sq feet. The 2002 Plan will result in the creation of approximately 1.1

million square feet of office and research and development space and 600,000 square feet of new retail space, which should yield at least \$5 million in linkage payments to be devoted to the construction of affordable housing throughout the City of Somerville.

(c) *Job retention/creation/elimination*

The jobs created and retained under this Major Plan Change are significant. The addition of over one million square feet of office and research and development space will result in the creation of 2,500 new, full-time positions. The retention and expansion of retail space in the district will result in the creation of 300 full-time equivalent positions and the retention of an additional 200 full-time equivalent positions. The impact of the 2002 Plan on the job base of Assembly Square is a net increase of 2,750 full-time equivalent positions in the project area.

The loss of 102,000 square feet of industrial space will have an effect on jobs in the urban renewal area. The impact will be approximately 50 full-time equivalent jobs related to operation of the propane facility, the steel supply company, the brick warehouse and the cab company. It is anticipated that these jobs will be relocated elsewhere in the City or region, rather than eliminated.

(d) *Development Controls*

Since the creation of the original 1980 Plan, land use control has been transformed both in purpose and complexity in the Assembly Square area. As the development environment has changed, zoning has evolved to respond to innovations, market conditions and the desires of the citizens of Somerville. The 1980 Plan called for three types of zoning in the district. Most of the land including the waterfront was zoned "Business C", the parcel currently owned by IKEA was zoned "Industrial A", and the parcel bordering the intersection of Assembly Square Drive and Mystic Ave. was zoned "Industrial/Commercial".

In 1990, as part of a citywide rezoning effort, new zoning was adopted for the Assembly Square district. This new zoning created two commercial zones specific to the Assembly Square District: Business Park Assembly (BPA) and Industrial Park Assembly (IPA). The BPA zone included all the property with major arterial frontage, some with Mystic River frontage, as well as the Assembly Square Mall property. The IPA zone included the areas northeast of Assembly Square Drive. In addition to the new zoning districts, two overlay districts were established, the Highway Overlay District (HOD) and Waterfront Overlay District (WOD.) In 1995, Draw 7 Park was rezoned Open Space.

One of the most important changes to the zoning in Assembly Square in 1990 was the addition of the Planned Unit Development (PUD) concept. The purpose of utilizing PUD in Assembly Square was to create an environment with a greater variety, higher density,

and intensity than would be possible under a standard zoning ordinance. The flexibility of PUD was designed so that development could be more responsive to economic conditions encouraging the site to reach its highest potential use.

In March of 2001, based on the Planning Study, the Board of Aldermen approved the Assembly Square Interim Planning District (ASIPD) ordinance for the Assembly Square district. The ASIPD requires that all large developments be developed as Planned Unit Developments. In addition, all new developments must follow a detailed set of design guidelines interpreted by a seven-member Design Review Committee (DRC). The ASIPD also requires that all large retail developments (over 100,000 sq ft) must also include a significant percentage of non-retail uses. The DRC is also developing a set of public realm standards for the Assembly Square district to provide a consistent feel for the district. All public improvements and publicly accessible areas will be expected to incorporate these public realm standards in their design.

In June 2001, the City of Somerville formed the Assembly Square Design Review Committee (DRC). The DRC is charged with performing a variety of tasks within the Assembly Square district such as assisting with the development of design guidelines for public spaces, implementing the design guidelines in the ASIPD, and making recommendations to the Planning Board. The DRC has developed a set of design guidelines for the public realm in Assembly Square. This document outlines design themes to be followed in public areas in the district, including preferred paving materials, lighting, planting materials, and recommended street cross-sections. This document will be extremely valuable as public and private investment moves forward in the district.

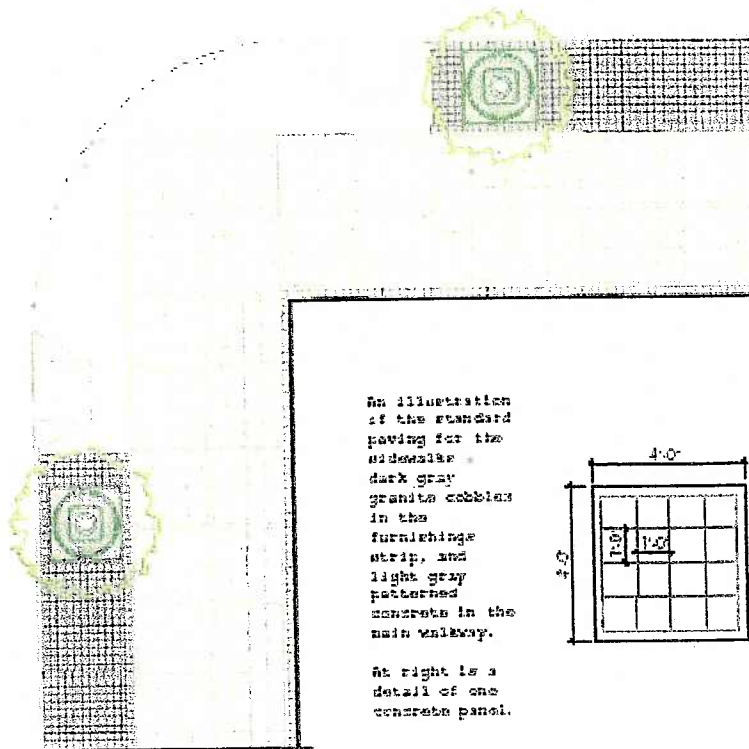


Figure 3-(d): Excerpt from the Design Guidelines for the Public Realm

The ASIPD provides a high level of development review for proposed development in the Assembly Square district. For most of the parcels in the district, it will ensure that development that occurs in the district is consistent with the SRA's urban renewal goals. Due to their key locations, the disposition parcels will have additional development controls. In the case of disposition parcel D-5 ("Yard 21"), those controls were outlined in the Request for Proposals for developers issued in 2001 and will be restated in the Land Disposition Agreement negotiated with the selected redeveloper. In the case of any other disposition parcels, a similar process will be followed, subject to the urban renewal regulations in effect at the time.

12.02(4) Financial Plan

(a) *Cost of Parcels to be Acquired*

The estimated cost of the acquisition parcels, derived from real estate appraisals, is shown in Table 7 below. Acquisition and relocation costs for the acquisition parcels will be paid for by the redeveloper(s), and no eminent domain taking will be made until a redeveloper has first provided adequate assurances to the SRA, in the form of appropriate financial instruments, that such redeveloper will be fully responsible for all costs of acquisition and relocation, including without limitation, any additional damages awarded

in a court of law pursuant to a petition brought under the Massachusetts Eminent Domain statute, G.L. c. 79. and related court costs and attorneys' fees.

Table 7: Acquisition Parcels

Parcel #	Map-Block-Lot	Area (square feet)	Address	Owner	Acquisition Cost (est.)
A-1	99-A-5	21,541	147 Foley St.	Amerigas Propane Inc.	\$540,000
A-2-1	99-A-2	70,555	123 Foley St.	Clay Realty	\$1,950,000
A-2-2	99-A-3				
A-2-3	99-A-4				
A-3	99-A-10	73,166	99 Foley St.	99 Foley St. LLC	\$2,550,000
A-4-1	99-A-9	24,885	85 Foley St.	Marron Realty Trust	\$640,000
A-4-2	99-A-9A				
A-4-3	99-A-11				
A-4-4	85-A-2A				
TOTAL					\$5,680,000

(b) Statement of Direct/Indirect Interest

No employee or member of the Somerville Redevelopment Authority, Office of Housing and Community Development, the Somerville Planning Board, or any other local agency having a responsible function in connection with this urban renewal plan has or is believed to have a direct or indirect interest in the parcels to be acquired.

(c) Site Preparation Costs

Public sector site preparation is currently planned to be extremely limited. Although clearance of the structures on acquisition parcels is planned, that clearance is planned to be a condition imposed on the selected redeveloper.

(d) Public Improvement Costs

The short-term public improvements outlined below will be funded by a variety of public and/or private entities. The costs are estimated as follows:

Table 8: Cost of Public Improvements

<i>Project</i>	<i>Estimated Cost</i>	<i>Source of Funds</i>
Waterfront Roadway	\$500,000	Assembly Square Limited Partnership
"New Main Street"	\$1,000,000	Assembly Square Limited Partnership/ IKEA
Roadways accessing Yard 21	\$2,000,000	The Sturtevant Partnership
Orange Line MBTA Station	\$22,000,000	\$2 million from The Sturtevant Partnership; remainder from state and/or federal sources
Wellington Bridge Undercarriage	\$500,000	\$100,000 from Assembly Square Limited Partnership/ IKEA; remainder from state and/or federal sources
Drainage Improvements at 74/100 Foley Street	\$600,000	IKEA
Renovation and Expansion of Mystic River Reservation	\$700,000	Assembly Square Limited Partnership/ IKEA
Creation of New Assembly Square Open Space/Renovation of Existing Space	\$600,000	The Sturtevant Partnership
TOTAL	\$27,900,000	

(e) Relocation Costs

A relocation professional has conducted an analysis of the costs of relocating businesses on the acquisition parcels. According to his analysis, the cost of relocation is \$3,100,000. This cost is in addition to the acquisition costs listed above.

(f) Administrative Expenses

The City of Somerville, working through OHCD, has made a major commitment to the redevelopment of the Assembly Square. As part of this urban renewal effort, the equivalent of 1.5 full time staff will be committed to the implementation of the various projects outlined in this document. In addition, the City of Somerville will bring in additional staff as needed from OHCD or other Departments, and will hire consultants for

specialized assistance when appropriate. These administrative expenses will be funded through the City's Community Development Block Grant from the U.S. Department of Housing and Urban Development.

(g) Gross and Net Project Costs

A detailed project budget is included in the Appendix. A summary of net project costs to the SRA and other state and federal sources is as follows:

Table 9: Project Costs

<i>Cost</i>	<i>Amount</i>	<i>Source</i>	<i>Income</i>	<i>Amount</i>	<i>Source</i>
Parcel Acquisition*	\$8,780,000	Reimbursement from selected redeveloper(s)	Parcel Disposition	\$9,780,000	Selected redeveloper(s)
Site Preparation	\$140,000	SRA Escrow from MBTA			
Public Improvements	\$27,900,000	Reimbursement from redevelopers /other sources	Public Improvements	\$7,500,000	Redeveloper(s)
Relocation Costs	\$3,100,000	Reimbursement from selected redeveloper(s)	Relocation Costs	\$3,100,000	Selected redeveloper(s)
Administrative Expenses	\$100,000	Community Development Block Grant funds			
Other expenses	\$4,318,600	Miscellaneous			
TOTAL	\$44,338,600		TOTAL		\$20,380,000
				<i>Minus costs</i>	\$44,338,600
				<i>Net Project Income</i>	(\$23,958,600)

*: Includes acquisition cost of Disposition Parcel D-5 (Yard 21)

As outlined above, developers within the Assembly Square district will pay all of these costs, with the possible exception of the construction of the MBTA Rapid Transit station. That cost may be borne by a variety of private, local, state and federal sources.

12.02(5) Documentation of Municipal Approvals

(a) SRA Approval

The SRA met on May 22, 2002 and unanimously approved the Major Plan Change. Following comments from the Somerville Board of Aldermen, the SRA met again on September 26, 2002 and unanimously approved incorporating the suggestions of the Board of Alderman to the Major Plan Change. Copies of these two votes are included in the Appendix of this document.

(b) Planning Board

The Somerville Planning Board met on June 20, 2002 and voted unanimously that this Major Plan Change is consistent with a comprehensive plan for the locality as a whole. A copy of this vote is included in the Appendix of this document.

(c) Board of Aldermen

The Somerville Board of Aldermen's Committee on Housing and Community Development held a public hearing on this Major Plan Change on June 18, 2002. Following that hearing, they subsequently met on September 4, 2002; September 9, 2002; September 19, 2002; September 23, 2002; and September 25, 2002. The Somerville Board of Aldermen unanimously approved this Major Plan Change at a regular meeting of the full Board on September 26, 2002 meeting. A copy of the vote is included in the Appendix of this document.

(d) Opinion of Counsel

The Opinion of Counsel is included in the Appendix of this document.

12.02(6) Site Preparation

As described in Section 12.02 (4) (c) above, it is anticipated that site preparation will be conducted by the private sector. Site preparation will include removal of the railroad tracks and other related items on Disposition Parcel D-5 and clearance of the structures on the other Disposition Parcels. Both activities will be conducted by private sector redevelopers who agree to redevelop these parcels consistent with the goals of this urban renewal plan upon transfer of these parcels from the SRA.

There is also expected to be significant environmental remediation on some disposition parcels. Private redevelopers will fund most remediation. However, the SRA and the City of Somerville have committed to some remediation efforts as part of this urban renewal plan. The SRA has committed \$140,000 towards environmental cleanup of Yard 21 as an incentive to appropriate redevelopment. Those funds were passed to the SRA from the parcel's former owner, the MBTA, for such use. In addition, the SRA has applied for and received approval for the parcel to receive environmental testing funds through a pilot program with the U.S. Environmental Protection Agency.

12.02(7) Public Improvements

(a) *Description and General Design*

To achieve the 2002 Plan's goals and objectives, public improvements are required. These can be grouped into transportation improvements, utility improvements, and open space improvements. The following section outlines the public improvements included in each category and their general design.

Roadway Improvements

One of the recommendations of the Planning Study is the creation of a street grid. The urban renewal plan includes the relocation of several streets and the creation of new streets in the northern and central parts of the district. Most of these roadways will be constructed through the coordination of private abutting landowners. The roadways proposed for construction in this urban renewal plan are:

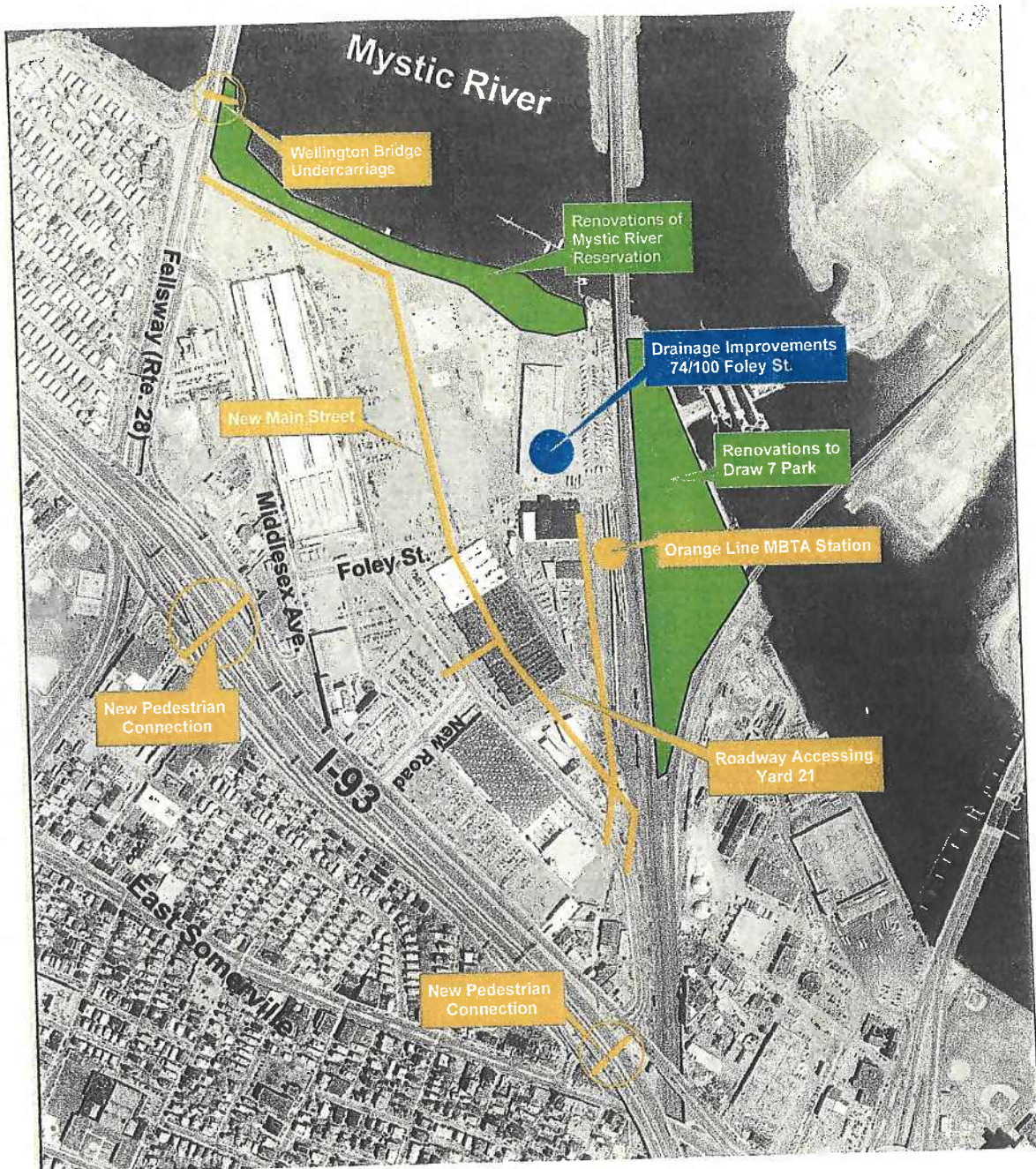
Waterfront Roadway: This project will build on the access drive constructed for the original Assembly Square Mall as part of the urban renewal process. That driveway will be extended parallel to the Mystic River approximately 500 feet. It will be converted into a thoroughfare to provide direct access from the Fellsway to Assembly Square Drive. This improvement is necessary for implementation of the plan because it will provide a needed connection from the street network of the district from the Fellsway (Route 28).

"New Main Street" (Assembly Square Drive extension): This project will involve construction of a 60 foot wide roadway with landscaping, sidewalks, and bicycle amenities along the eastern border of the former Assembly Square Mall site. This road is envisioned as a new primary roadway for the district as an extension of a realigned Assembly Square Drive. The Waterfront Roadway, "Main Street" and a realigned Assembly Square Drive (also known as Sturtevant Street) will all form one continuous roadway when completed.

Roadways accessing Yard 21: This set of roadways is located in the central portion of the Assembly Square district. They are designed to allow access to Yard 21 (disposition parcel B-9) and to improve circulation in the area around that parcel. The construction of these roadways will improve the urban scale of the Assembly Square Revitalization Area and allow for the realigning of Assembly Square Drive to allow it to connect directly to "Main Street" described above.

Public Transit Improvements

Orange Line MBTA Station: This project involves the creation of a new MBTA station on the Orange Line between Wellington and Sullivan stations, as part of the Phase I: Public Initiative. The new MBTA station is a major piece of the urban renewal goals and objectives and is essential to the success of this urban renewal plan.



Map 7-(a)-1: Public Improvements Planned

Pedestrian Connections to East Somerville: This project would enhance pedestrian access between Assembly Square and East Somerville by creating comfortable and safe pedestrian connections under I-93 at Lombardi Drive and at Kensington Avenue.

Wellington Bridge Undercarriage (Pedestrian/Bicycle Connection to Ten Hills): This project involves the design and construction of an “undercarriage” beneath the Wellington Bridge that would connect the Mystic River Reservation in Assembly Square with the waterfront park in the Ten Hills residential neighborhood. This project is necessary in order to improve pedestrian and bicycle access to the Assembly Square district and help reduce reliance on automobile use.



Figure 7-(a)-2: Rendering of Wellington Bridge Undercarriage

Utility Improvements

Drainage Improvements at 74/100 Foley Street: This project involves drainage improvements to be completed under 74/100 Foley Street that will significantly alleviate flooding problems in the area of the Phase I: Public Initiative and the Phase I: Private Initiative. Most importantly, this project involves replacing a 36” drainage line with a 60” line. This improvement is necessary to address ongoing flooding problems in the area.

Open Space Improvements

Renovation and Expansion of Mystic River Reservation: The renovation of this waterfront park will involve replacement of benches, removal of invasive plant materials, new planting, and construction of new recreational facilities. This project, which will be completed in stages, is necessary to achieve the goals and objectives of the urban renewal plan by restoring a key amenity that will be necessary to attract high-quality redevelopment to the district and to provide a public amenity to benefit nearby residents. In addition, the redevelopment of 74/100 Foley Street will be designed to accommodate an additional three acres of park space as an addition to the Mystic River Reservation. This project will provide much-needed open space in the district and provide a buffer for the waterfront.

Renovation of Draw Seven Park: The renovation of this waterfront park will involve replacement of benches, removal of invasive plant materials, new planting, creation of a system of trails, and possible grading changes to provide connections over the MBTA tracks. This project will increase the percentage of space for passive uses while retaining some active use areas. This project is necessary to achieve the goals and objectives of the urban renewal plan by restoring a key amenity that will be necessary to attract high-quality redevelopment to the district.

Long Term Improvements

In addition to the improvements listed above, there are several public improvements envisioned in a longer time frame. These improvements are outlined in the *Assembly Square Planning Study* but are not integral to the success of this urban renewal effort at the present time.

Sullivan Square Commuter Rail Station: This project is part of the MBTA's circumferential transit improvements in the Urban Ring corridor planning process. It involves modifications to the Sullivan Square MBTA station to allow Newburyport, Haverhill and Rockport commuter rail trains to stop at Sullivan Square. This improvement is necessary in order to supplement the Orange Line station in the district and provide additional access to the southern portion of the Assembly Square district.

Waterfront park extension to Charlestown line: Increasing the connections between the Assembly Square district and other parts of the region is a long-term recommendation of the Planning Study and a way to help achieve the ambitious build-out envisioned in the urban renewal goals and objectives. One way to increase these connections is to provide a link along the Mystic River from Draw Seven Park into the Ryan Playground in Charlestown, through the edge of the MBTA yards. This project will provide a new connectivity that will help improve the recreational and commuting options for workers in the district and nearby residents.

Amelia Earhart Dam Connection: A pedestrian and bicycle connection across the Earhart Dam would connect the open spaces in Assembly Square to the open space in Gateway Center in Everett. As part of that project, the developers agreed to set aside over 20 acres as a new waterfront park at the confluence of the Mystic and Malden Rivers. Providing a connection to that new open space would further increase the recreational opportunities for Assembly Square residents, workers, and visitors. In addition, such a connection would make the retail opportunities in Gateway Center more accessible to Assembly Square residents, thus reducing the need for automobile trips. Such a connection was also recommended in the *Planning Study*. The SRA and OHCD will work with the Metropolitan District Commission over the next 20 years to make that connection a reality.

Other Utility Improvements outlined in the 2001 Utility Analysis: The utility analysis conducted for OHCD in 2001 outlined many more utility improvements that will be needed as the district approaches its 20-year buildout. These improvements will be phased in over time as additional development comes on line.

Table 10: Relationship of Short-Term Public Improvements and Plan Objectives

<u>Goal</u>	<i>Waterfront Roadway</i>	<i>"New Main Street"</i>	<i>"Yard 21" Roadways</i>	<i>Orange Line Station</i>
1. Create \$17 million in taxes				
2. Create 15,000 Jobs				
3. Mixed-use reinvestment				
4. Accessibility to district				
5. Provision of alternate modes				
6. Improve Mystic riverfront				
7. New Orange Line station				
8. New Urban Ring connection				
9. Create affordable housing				

LEGEND

A black box indicates that that public improvement will help achieve that particular goal of the 2002 Plan.

Table 10 (continued)

<u>Goal</u>	<i>Undercarriage</i>	<i>East Somerville Connection</i>	<i>Drainage Improvements</i>	<i>Mystic River Reservation</i>	<i>Draw 7</i>
1. Create \$17 million in taxes					
2. Create 15,000 Jobs					
3. Mixed-use reinvestment					
4. Accessibility to district					
5. Provision of alternate modes					
6. Improve Mystic riverfront					
7. New Orange Line station					
8. New Urban Ring connection					
9. Create affordable housing					

LEGEND

A black box indicates that that public improvement will help achieve that particular goal of the 2002 Plan.

The long-term improvements listed also have a direct relationship to the objectives in this Plan. This relationship is outlined in the following table:

Table 11: Relationship of Long-Term Public Improvements and Plan Objectives

<u>Goal</u>	<i>Commuter Rail Station</i>	<i>Waterfront Park Extension</i>	<i>Earhart Dam Connection</i>	<i>Utility Impv'ts</i>	<i>I-93/Rt. 28 Impv'ts</i>	<i>Urban Ring Station</i>
1. Create \$17 million in taxes						
2. Create 15,000 Jobs						
3. Mixed-use reinvestment						
4. Accessibility to district						
5. Provision of alternate modes						
6. Improve Mystic riverfront						
7. New Orange Line station						
8. New Urban Ring connection						
9. Create affordable housing						

LEGEND

A black box indicates that that public improvement will help achieve that particular goal of the 2002 Plan.

12.02(8) Relocation Plan

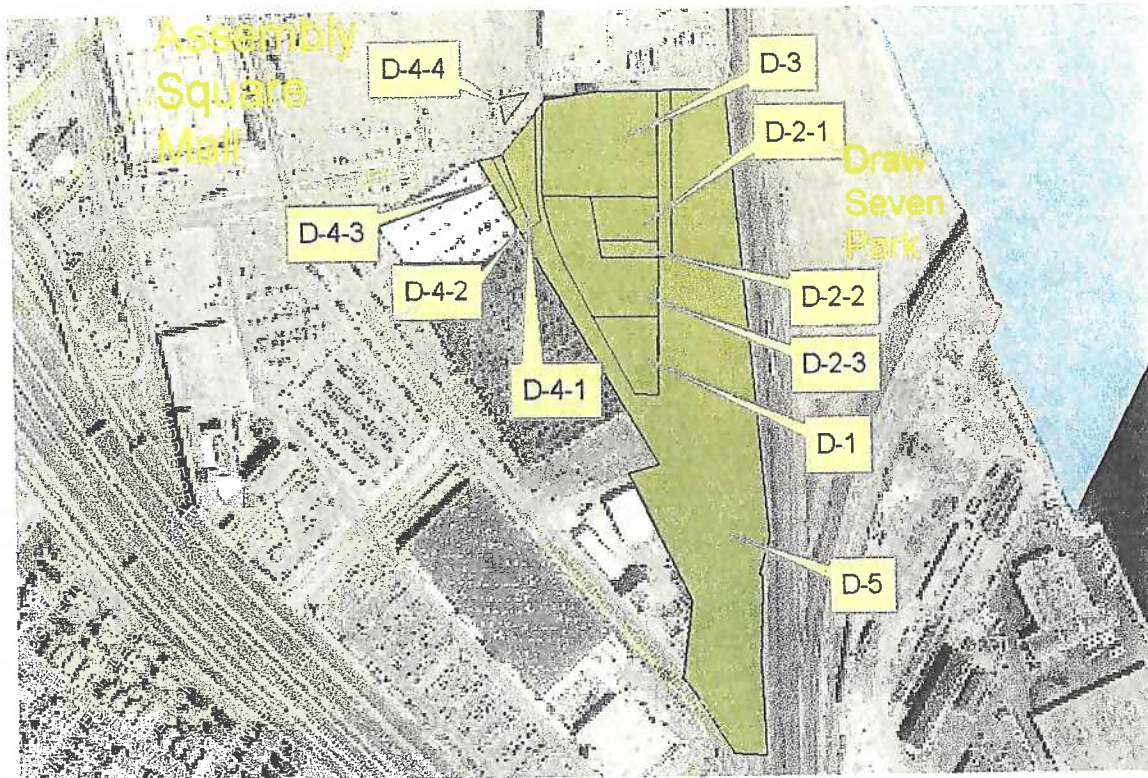
The SRA will require that the selected redeveloper(s) take into account the cost of relocation as part of any private negotiation. If private negotiations are unsuccessful and an acquisition parcel is taken by eminent domain, the SRA will comply with regulations at 760 CMR 27.03 regarding relocation plans and will submit a relocation plan to DHCD for any displaced business which desires to relocate, regardless of whether or not a relocation plan is required under 760 CMR 12.03(1). All relocation and/or compensation costs will be borne by the selected redeveloper(s). The relocation plan shall include a timeframe which is considered adequate for relocation of the business(es) affected. In order to permit adequate planning for relocation by owners and tenants of acquisition parcels, the SRA will send an annual update to owners of all acquisition parcels regarding the status of the urban renewal plan projects and any planned acquisitions for the upcoming year. These reports will be sent to the owner of record in the City assessing office via certified mail.

12.02(9) Redeveloper's Obligations

All selected redevelopers' obligations will be set forth in a Land Disposition Agreement (LDA) for each disposition parcel or set of parcels. The LDA will be a binding legal agreement describing the proposed redevelopment and setting forth the timeframe for the development. In each LDA, the SRA expects to retain a right of reverter, in addition to any other remedies it might have, to ensure that the development is constructed substantially as proposed. All LDA's will be subject to the approval of the Department of Housing and Community Development.

12.02(10) Disposition

(a) Disposition Parcels



Map 10-(a): Disposition Parcels

These disposition parcels are created directly from parcels acquired or to be acquired by the SRA, and do not involve any moving of lot lines or subdivision plans:

1. **Parcels D-1, D-2-1, D-2-2, D-2-3, D-3, D-4-1, D-4-2, and D-4-3:** These parcels currently house a variety of uses as outlined in Table 5. The redevelopment of these parcels as part of a mixed-use development with office, R&D, housing, retail and public uses is essential to the implementation of the 2002 Plan. Disposition of these parcels will be arranged through a Land Disposition Agreement subject to the approval of DHCD.
2. **Parcel D-4-4:** This parcel currently is paved and used as parking for a cab company. It will be redeveloped as part of a new secondary road connecting the Ikea parcel with the Assembly Square Commons development.
3. **Parcel D-5:** Commonly known as "Yard 21," this parcel was acquired by the SRA in 2001 under the 1980 Plan. By Minor Plan Amendment #3, it was named as an Acquisition Parcel; and by Minor Plan Amendment #4, it was named as

Disposition Parcel B-9. This 9.1+/- acre parcel was offered up for redevelopment by the SRA in June of 2001 through a competitive process. The selected redeveloper for this site was chosen because its proposed redevelopment of the parcel most closely matched the goals of the Assembly Square Revitalization Plan and the selection criteria in the Request for Proposals.

(b) Known Redevelopers

The redeveloper for disposition parcels D-1, D-2-1, D-2-2, D-2-3, D-3, D-4-1, D-4-2, D-4-3, and D-5 is currently a wholly owned subsidiary or affiliate of The Sturtevant Partnership, a joint venture of Taurus New England Investments Corporation and Gravestar Incorporated. Their development plans for these parcels are part of a larger redevelopment plan described in 12.02 (3) above. Should this known redeveloper be unable or unwilling to conform to the proposed redevelopment plan outlined in the 2002 Plan, the SRA will select another redeveloper that will be able to conform to this Plan.

12.02(11) Citizens' Participation

(a) Participation in Plan Development

Citizen participation is an integral part of the redevelopment of the Assembly Square district and is key to the successful implementation of the Assembly Square Revitalization Plan. In 1999, the City of Somerville, through its Office of Housing & Community Development and the Mayor, established the Assembly Square Advisory Committee (ASAC) to formulate redevelopment goals and objectives for Assembly Square. This group included elected officials, city staff, citizens, and businesspersons.

Also in 1999, the City of Somerville decided to undertake a comprehensive planning effort for the district resulting in the Planning Study. A planning team lead by The Cecil Group was hired to create guidelines for decision-making and initiatives and establish a strategy for future development. The Planning Study was the final product of a yearlong planning effort. The Study examines Assembly Square in a broad context with historic information, present conditions, and a vision for the district's future. Public workshops were held on August 25, 1999 at the Assembly Square Mall, on April 25, 2000 in the Aldermanic Chamber at City Hall, on February 16, 2000 and March 15, 2000 at the East Somerville Community School with attendance ranging from forty to over one hundred people. The purpose of the workshops was to gain community input on how Assembly Square should be developed in the future. The Cecil Group also conducted several smaller meetings with residents, landowners, business owners, elected city officials, and representatives from various state agencies. Regular meetings, as well as special meetings, of the ASAC were also held during this planning effort. An additional ASAC meeting was held on November 19, 2001 in the Tufts Administration Building on Holland Street to discuss this Major Plan Change.

(b) Participation during Project Execution

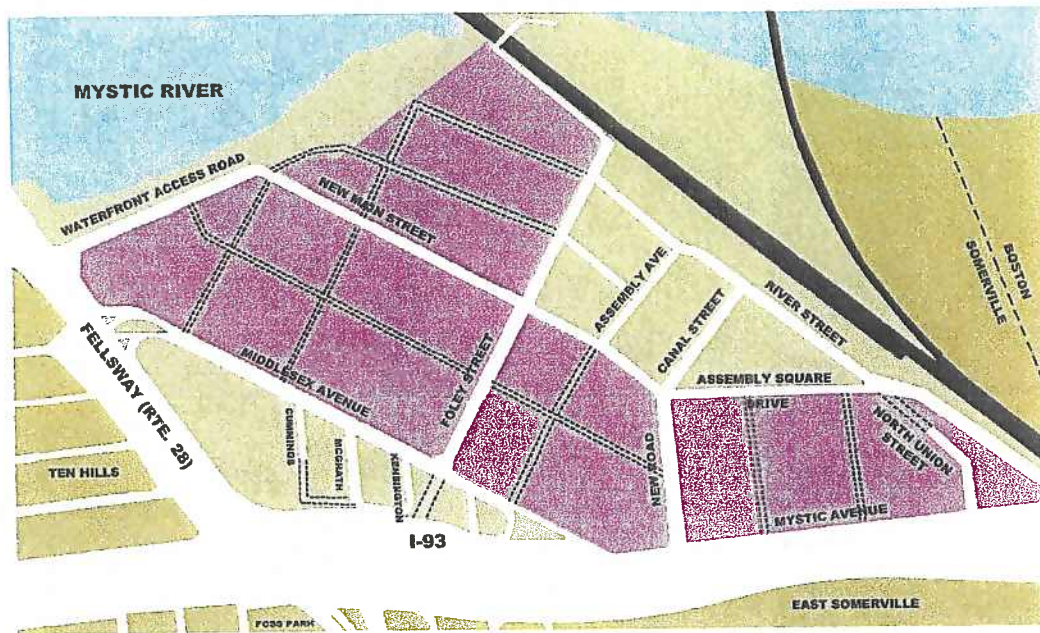
Continued public participation and support are necessary for the implementation of the 2002 Plan. There will continue to be opportunities for public participation as this project unfolds. These opportunities include:

- Public hearings as part of final zoning proposals to replace the Assembly Square Interim Planning District
- Public meetings on the Assembly Square Transportation Plan
- Public meetings of the Assembly Square Design Review Committee
- Public hearings for redevelopment proposals as part of Planning Board review under the Somerville Zoning Ordinance
- Public hearings for all roadways proposed for acceptance as public ways
- Public comment period in the Massachusetts Environmental Policy Act process

12.02(12) Future Changes to Urban Renewal Plan

This Major Plan Change outlines the public action the SRA is currently prepared to undertake in relation to the three developments proposed for Assembly Square. It is not intended to take the place of the strategic and policy plan for Assembly Square outlined in the Planning Study. It is also not intended to serve as a master plan for all public and private actions to take place in Assembly Square over the next 20 years.

The Planning Study determined that the transition of the Assembly Square District from its current state to the long-range vision would primarily occur through private action, provided the initial public actions were taken. However, if the SRA finds that additional public action is necessary and proper to expedite achievement of the vision, the SRA is prepared to make future minor and/or major changes to implement such action. All such changes would be made in accordance with 760 CMR 12.03 or successor regulations. OHCD intends to continue with its planning efforts on behalf of the SRA, and the City intends to adopt permanent zoning for Assembly Square to help foster and shape development to meet the goals expressed in this Major Plan Change. As the vision evolves and as additional public and private funding sources become available, such changes may include the naming of other properties as acquisition parcels to construct a more urban-scale street grid, such as the one shown on the graphic below:



Map 12-(a): Conceptual Long Term Street Grid

It is the intention of the SRA to give private developers flexibility in achieving the new vision, and the SRA does not offer any single plan as the definitive plan of Assembly Square developed to its full potential. The Planning Study included a plan showing all four quadrants of Assembly Square fully developed in a manner that meets the goals set forth in this Major Plan Change. That graphic is offered below as illustrative of the long-term vision the SRA and the City of Somerville hope to achieve.



Map 12(b): Phase II Vision from the Planning Study

Appendix: Urban Renewal Plan Budget Form

URBAN RENEWAL PLAN APPLICATION BUDGET FORM
List all funding: committed/pending/proposed

Uses of Funds/Expenditures	Estimated Total Cost	Source: CDBG	Source: ASLP	Source: Iteea	Source: Sturtevant Partnership	Source: Misc. Funds	Total Committed	Unfunded Balance	Per Unit/Per Hr Cost	# Units/Hrs	Basis For Estimate	Documentation of Source [source and date]
Administration												
Survey & Planning	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$15,000	\$0	\$150	100	Quotes	Actual expenses
Engineering	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$200,000	\$0	\$160	1250	OHCD, 5/02	OHCD, 5/02
Consultants	\$915,000	\$315,000	\$100,000	\$100,000	\$250,000	\$150,000	\$915,000	\$0	\$150	6100	Quotes	Actual expenses
Legal	\$125,000	\$125,000	\$0	\$0	\$0	\$0	\$125,000	\$0	\$250	500	Quotes	Actual expenses
Project Management	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100	1000	Staff costs	OHCD, 5/02
Other (List)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Subtotal	\$1,355,000	\$755,000	\$100,000	\$100,000	\$250,000	\$150,000	\$1,355,000	\$0				
Acquisition (includes Yard 21 cost)												
Appraisals	\$8,100	\$8,100	\$0	\$0	\$8,780,000	\$0	\$8,780,000	\$0	Varies	4	Appraisals	Reenslem/Doherty, 5/02
Legal	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$50,000	\$0	\$2,025	4	Quotes	Actual expenses
Site Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	200	OHCD, 5/02	OHCD, 5/02
Other (list)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Subtotal	\$8,838,100	\$58,100	\$0	\$0	\$8,780,000	\$0	\$8,838,100	\$0				
Relocation												
Administration/Planning	\$6,000	\$6,000	\$0	\$0	\$0	\$0	\$6,000	\$0	\$6,000	2	Quotes	Actual Expenses
Permanent Payments: Business	\$0	\$0	\$0	\$0	\$3,100,000	\$0	\$3,100,000	\$0	Varies	4	Consultant	Tony Ross, 1/02 & 5/02
Permanent Payments: Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Temporary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Other (List)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Subtotal	\$3,106,000	\$6,000	\$0	\$0	\$3,100,000	\$0	\$3,106,000	\$0				
Clearance & Demolition												
Assessment/Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Other (List)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Subtotal	\$2,640,000	\$0	\$0	\$0	\$2,500,000	\$140,000	\$2,640,000	\$0				
Environmental Clean-Up												
Assessment/Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Remediation	\$2,640,000	\$0	\$0	\$0	\$2,500,000	\$140,000	\$2,640,000	\$0	na	na	Yard 21 Bid	Sturtevant Partnership, 8/01
Other (List)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Subtotal	\$2,640,000	\$0	\$0	\$0	\$2,500,000	\$140,000	\$2,640,000	\$0				
Rehabilitation by Renewal Agency												
Property Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Maintenance & Materials	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Real Estate Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Site Preparation	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$2,500	\$0	na	na	na	na
Other (List)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na
Subtotal	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$2,500	\$0				
Site Improvements (List)												
Public Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	na	na	na	na

Appendix: Urban Renewal Plan Municipal Approvals

CLERK'S CERTIFICATE OF VOTE

At a regular meeting of the Somerville Redevelopment Authority (SRA) held on May 22, 2002 at Somerville City Hall, Somerville, MA, all members being present and voting, it was moved, seconded and unanimously

VOTED: to adopt as a major plan change within the meaning of Massachusetts Urban Renewal Regulations at 760 CMR 12.03 the amended and restated plan entitled "Assembly Square Revitalization Plan Major Plan Change" and to forward said Major Plan Change to the Board of Aldermen for a public hearing and the Planning Board for a determination of consistency with the general plan for the community as a whole.

A TRUE COPY

ATTEST:


William T. Gage, Clerk

Date:

October 7, 2002

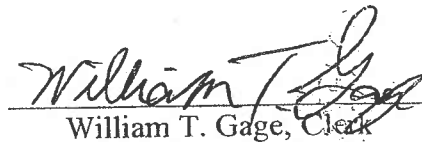
CLERK'S CERTIFICATE OF VOTE

At a special meeting of the Somerville Redevelopment Authority (SRA) beginning at 8:15 a.m. on September 26, 2002 at Somerville City Hall, Somerville, MA, a quorum being present and voting, it was moved, seconded and unanimously

VOTED: to approve the attached changes to the Assembly Square Revitalization Plan Major Plan Change as recommended by the Board of Aldermen's Committee on Housing and Community Development and to submit the Assembly Square Revitalization Plan Major Plan Change dated September 2002, as so revised, to the Board of Aldermen for a vote at its regular meeting on the evening of September 26, 2002.

A TRUE COPY

ATTEST:


William T. Gage, Clerk

Date:

October 7, 2002



RECEIVED
SOMERVILLE, MA

JUN 27 2 41

CITY OF SOMERVILLE, MASSACHUSETTS PLANNING BOARD

DOROTHY A. KELLY GAY
MAYOR

STAFF

KRISTEN A. LEVESQUE, *EXECUTIVE DIRECTOR*
EAMON MCGILLIGAN, *SENIOR PLANNER*
PETER MAURO, *JUNIOR PLANNER*
FREDERICK J. LUND, *DRAFTSMAN*

MEMBERS

LINDA BOHAN
JOSEPH FAVALORO
ELIZABETH MORONEY
JAMES KIRYLO
KEVIN PRIOR, *CHAIRMAN*

DECISION

RE: Findings pertaining to the Major Plan Change to the Assembly Square Revitalization Plan

In accordance with 760 CMR Section 12.03 (2) and M.G.L. c.121b Sec. 48, the Planning Board convened at their regular meeting on June 20, 2002 in order to review the Major Plan Change to the Assembly Square Revitalization Plan and make the required findings.

Following their review, the Planning Board found that the proposed Major Plan Change to the Assembly Square Revitalization Plan is in conformance with the general plan for the community as a whole.

This finding was adopted on the 20th day of June, 2002, unanimously by all of the members of the Planning Board, by a vote of (5-0).

Kevin Prior, Chairman

City of Somerville, 9/26/, 2002

Roll Call Vote in Connection with ADOPTION OF A MAJOR
PLAN CHANGE TO THE ASSEMBLY SQ. URBAN RENEWAL PLAN
AS AMENDED AND SUBMITTED BY THE SRA ON 9/26/02.
RECONSIDERATION FAILS.

BOARD OF ALDERMEN

	YES	NO	ABSENT
1. Thomas F. Taylor	1		
2. William M. Roche	2		
3. John M. Connolly	3		
4. Denise Provost	4		
5. Maryann M. Heuston	5		
6. James F. Halloran	6		
7. Joseph A. Curtatone	7		
8. James V. McCallum	8		
9. Bruce M. Desmond	9		
10. Sean T. O'Donovan	10		
11. William A. White, Jr.	11		

11- 0 IN FAVOR.

John Long

Miller
Trant
accaro

**PERSONAL PROPERTY TAX BILL
SERVICES FOR THE NEXT THREE (3)
YEARS BEGINNING WITH THE 1ST OR
2ND QUARTER FOR FY2003.**

Forms of proposals and specifications may be obtained at the Purchasing Department, City Hall, 93 Highland Ave., Somerville, MA 02143 on or after: **Thursday, June 6th, 2002.** Sealed proposals will be received at the above office until: **Thursday, June 20th, 2002 at 10:00 A.M.**, at which time and place the chief procurement officer shall prepare a register of proposals which shall include the name of each offeror and the number of modifications. The Purchasing Director reserves the right to reject any or all proposals if, in her sole judgement, the best interest of the City of Somerville would be served by so doing.

Patricia Berg Callinan
Purchasing Director

AD1

e of
SEX

AD#872201
(Somerville Journal 6/6, 6/13/02)

WHYTE

**LEGAL NOTICE
THE COMMONWEALTH
OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

Case No. 281149

To: **Joe Whyte** and all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

First Union National Bank as Trustee of the Amortizing Residential Collateral Mortgage Trust 2000-BC1, claiming to be the holder of a mortgage covering real property in Somerville, numbered 62 Springfield Street, given by Joseph Whyte, a/k/a Joe Whyte to First Alliance Mortgage Company, dated September 8, 1998, and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1081678 and noted on Certificate of Title No. 124011 and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure, you or your attorney should file a written appearance and answer in said court at Boston on or before the **22nd day of July, 2002**, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, **PETER W. KILBORN**, Chief Justice of said Court this 4th day of June, 2002.

Charles W. Trombly, Jr.
Recorder

AD#876840
(Somerville Journal 6/13/02)

against the plaintiff which arises out of the transaction or occurrence that is the subject matter of plaintiff's claim or you will thereafter be barred from making such claim in any other action.

Witness, **SHEILA E. McGOVERN**, Esquire,
First Justice of said Court at Cambridge 2002

John R. Buonomo
Register of Probate

DEMANDS OF COMPLAINT:

1. That Defendant, **William A. Wycoff**, be declared deceased.
2. That Defendant, **City of Somerville**, be ordered to issue a death certificate for defendant, **William A. Wycoff**.
3. For such other relief as to the Court seems just and proper.

AD#873119
(Somerville Journal 6/13, 6/20, 6/27/02)

**ZBA/6/26 PUBLIC HEARING
LEGAL NOTICE
OF PUBLIC HEARING**

The Zoning Board of Appeals will meet on Wednesday, June 26, 2002 in the Aldermanic Chambers at City Hall, 93 Highland Avenue, at 6:00 p.m. to consider pending cases and at **6:30 p.m. to hold public hearings on the following cases:**

7 Avon Place (Owner and Applicant: Kevin Emery): The Applicant seeks a special permit with site plan review for more than one principal structure in a Residence B (RB) zoning district (SZO 7.2) and a second special permit with site plan review to exceed the allowable number of units while providing at least 10% affordable housing (SZO 7.3). In addition, under SZO 8.5.f the Applicant requires a variance to construct three-and-one-half-story buildings when only three stories are allowed.

324 Broadway (Owner: Winter Hill Investors, LLC; Applicant: John Holmes; Agent: Richard DiGirolamo): The Applicant seeks a special permit with site plan review in order to construct a nineteen-unit residential building (SZO 7.11.1.c). This project also must meet the inclusionary housing requirements under Article 13 of the Zoning Ordinance. Business A (BA) zoning district.

5 Calvin Street (Applicant and Owner: Shafique Ahmed): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO 4.4.1), in order to enclose a second-story deck. Residence B (RB) zoning district.

119-121 West Adams Street (Owner and Applicant: Francis Rego): The Applicant seeks a special permit for the legalization of a third unit (SZO 7.11.2.b). Additionally, the Applicant is seeking a variance from minimum lot area per dwelling unit (SZO 8.5.B) and a special

Anne Phelps,

Conservation Commission Agent

AD#879490

(Somerville Journal 6/13/02)

6/18 PUBLIC HEARING

LEGAL NOTICE

NOTICE OF HEARING

The Board of Aldermen's Committee on Housing and Community Development and the Somerville Redevelopment Authority will hold a joint public hearing at **7:00 p.m.** on **Tuesday, June 18, 2002** in the Aldermen's Chambers in City Hall, 93 Highland Avenue, Somerville, MA 02143, to take public comments on a Major Plan Change to the 1980 Assembly Square Revitalization Plan.

The Major Plan Change was approved by the Somerville Redevelopment Authority on May 22, 2002. It extends the existing urban renewal plan to August 1, 2022; restates the goals of the existing plan; includes new maps to reflect currently existing and proposed conditions; contains a finding of continued eligibility; states new development objectives reflecting a new vision for Assembly Square; names new acquisition and disposition parcels; contains an updated financial plan; sets forth current expectations regarding site preparation and currently proposed short- and long-term public improvements; designates redevelopers; sets forth the obligations to be imposed upon designated redevelopers; and describes citizen participation and the required local approvals. The area covered by the Major Plan Change includes the whole of Assembly Square included in the 1980 Assembly Square Revitalization Plan, bounded by the Mystic River, the MBTA Orange Line right of way, Mystic Avenue; and Route 28.

Any person, business, or organization wishing to be heard will be afforded an opportunity to be heard. Anyone not able to attend the meeting may submit comments in writing to Alderman Thomas Taylor, Chairman, Committee on Housing and Community Development, City Hall, 93 Highland Avenue, Somerville, MA 02143 on or before June 18, 2002.

The Major Plan Change is available over the internet at the City's website, <http://ci.somerville.ma.us/departments/development/assembly1.asp>. Copies are also available for public review at OHCD, 3rd Floor, City Hall, 93 Highland Avenue, Somerville, MA 02143.

AD#878189

(Somerville Journal 6/13/02)

Notification Procedure for Major Plan Change Public Hearing on June 18, 2002

Notifications were mailed to:

All Property owners listed on the Assembly Square Property Owners List, one owner of record corresponding to each property in the Revitalization district. June 10, 2002

Massachusetts Historical Commission June 10, 2002 (with area map)

Notification was posted:

On the City Hall Bulletin Board June 10, 2002
In the East Somerville Neighborhood
June 10, 2002

In the Somerville Journal on 6/13/2002

Notifications were faxed to:

James Masterman of Masterman, Culbert, and Tully LLP
Gerry Chaile of Green Cab, 85 Foley Street June 11, 2002

Notification was delivered to:

The Somerville Board of Alderman (in their City mail boxes) June 10, 2002

Brandon Wilson of the Somerville Historic Preservation Commission June 10, 2002



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

DOROTHY A. KELLY GAY
MAYOR

STEPHEN M. POST
EXECUTIVE DIRECTOR

DIRECTORS
Paul Connolly
Dharmena Downey
Sherri N. Geldersma
Jeffrey R. Levine
Christine Wrigley

October 3, 2002

Jane Wallis Gumble, Director
Mass. Dept. of Housing & Community Development
One Congress Street, 10th Floor
Boston, MA 02114

RE: 2002 Major Plan Change
Assembly Square Revitalization Plan

Dear Ms. Gumble:

I am duly licensed attorney in good standing to practice law in the Commonwealth of Massachusetts and am currently employed as Special Counsel to the City of Somerville Office of Housing and Community Development (OHCD), in which capacity I also represent the Somerville Redevelopment Authority. I have made an examination and investigation of G.L. c. 121B and regulations at 760 CMR 12:00 et seq., including without limitation, regulations at 760 CMR 12.03(2) governing major plan changes, and I am of the opinion that the major plan change dated September 2002 entitled "Assembly Square Revitalization Plan 2002 Major Plan Change" is in compliance with applicable laws. Without limiting the generality of the foregoing, I am of the opinion that following requirements set forth in the first paragraph of 760 CMR 12.03 and in §12.03(2) have been met.

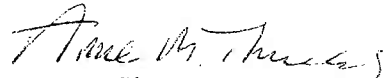
- 1) The letter of the Chairman of the Somerville Redevelopment Authority applying to DHCD for approval of the 2002 Major Plan Change includes a detailed summary of the proposed changes and their purpose and effect, with an explanation that the changes have been expressed as a restatement of the original 1980 plan in the format currently required by 760 CMR §12.02(1)-(11) for new urban renewal plans.

Ms. Jane Wallis Gumble
October 3, 2002
Page Two

- 2) A public hearing on the 2002 Major Plan Change was held on June 18, 2002 at Somerville City Hall, as evidenced in the Appendix to the Major Plan Change. In my opinion, there are today no "affected redevelopers" within the meaning of the urban renewal regulations; nevertheless, all Assembly Square property owners were given written notice of the public hearing and all persons present at the public hearing were given an opportunity to comment on the 2002 Major Plan Change. In addition, the record was kept open until June 24, 2002 for the receipt of written comments.
- 3) The Somerville Planning Board met on June 20, 2002 and made a unanimous determination that the 2002 Major Plan Change is in accordance with the general plan for the community as a whole.
- 4) The Somerville Board of Aldermen voted unanimously to approve the 2002 Major Plan Change on September 26, 2002.

The 2002 Major Plan Change has been voted by the Somerville Redevelopment Authority, a public hearing has been held, and all required local approvals have been obtained. When approved by the Department of Housing and Community Development, it will be a valid major plan change meeting all requirements of Massachusetts law.

Yours very truly,



Anne M. Thomas
Special Counsel

AMT/afm

ccs: N. Busnach
S. Post
J. Levine